# AN INCENTIVE TO WANDER

Heritage & Architecture Graduation Studio

Adapting 20th century Heritage
AR3AH105
P5 Presentation

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Federica Marulo
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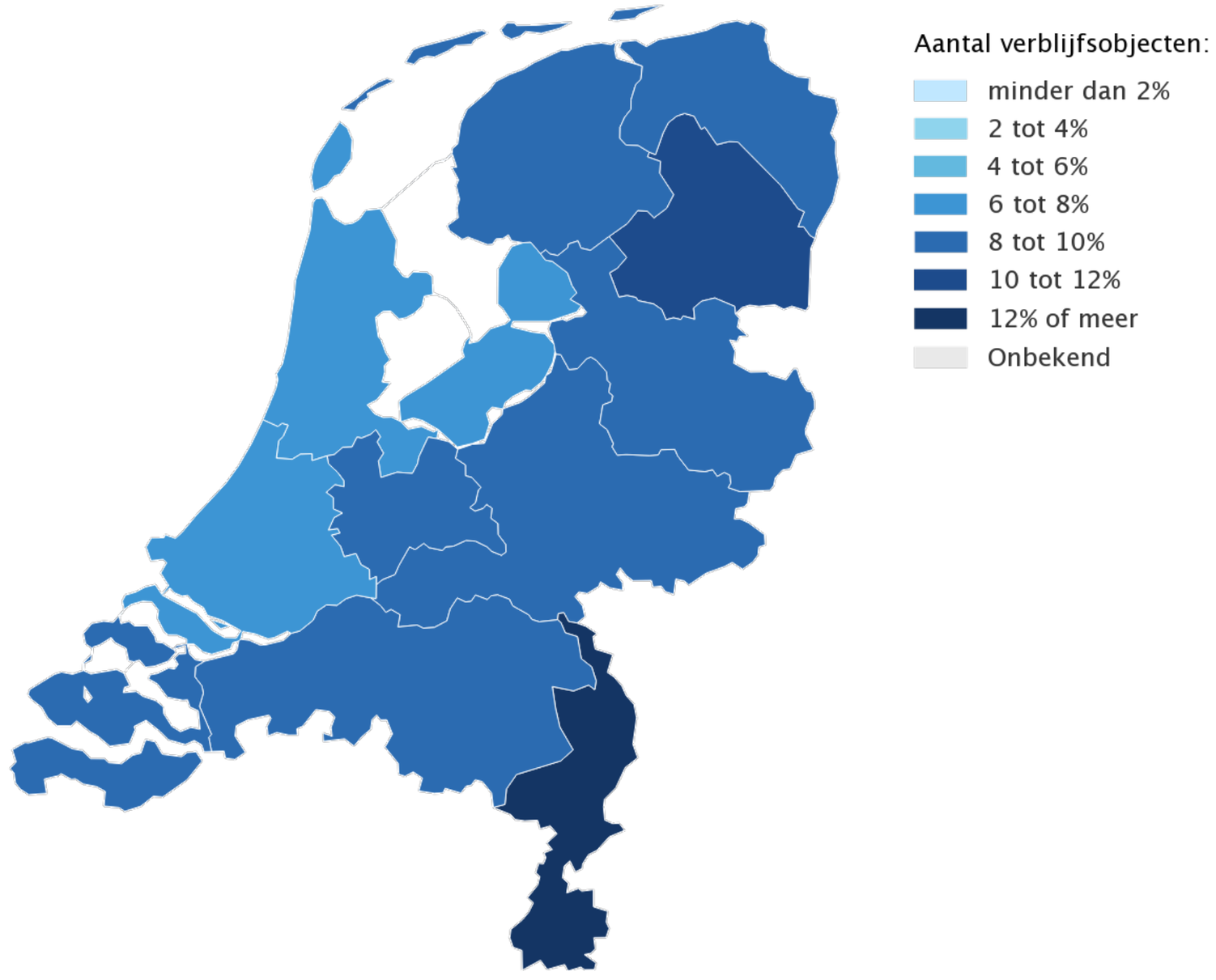
Wido Quist

# INTRODUCTION


**Vacancy** (%), 2022 (LV WOZ)

Selection: Stores




CBS. (2022). Landelijke Monitor Leegstand. Uitkomsten per regio [image].

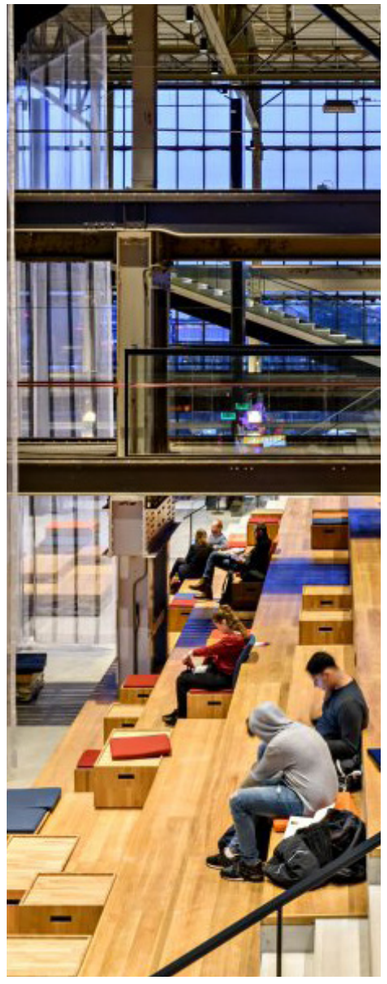
# RESEARCH

## RESEARCH QUESTION

How could expected vacancy in malls be counteracted by **mixed functions** to strengthen its role as **central meeting point** for the neighbourhood, while respecting its **heritage**?

# RESEARCH
## METHODOLOGY

### RESEARCH CASE



▲ (ArchitectuurNL, 2019)

DE LOCHAL

TILBURG

**THE SUCCES STORY**

▲ (Narinx, 2021)

MALL OF THE NETHERLANDS

LEIDSCHENDAM

**THE FUTURE**

### DESIGN CASE

▲ (Kompagnie, 2019)

LEYWEG

DEN HAAG

**THE TRADITIONAL**

# RESEARCH
## THEORETICAL FRAMEWORK

| BRAND + / PEREIRA RODERS | ECOLOGICAL VALUE | SOCIAL VALUE | ECONOMIC VALUE | AGE VALUE | POLITICAL VALUE | SCIENTIFIC VALUE | AESTHETICAL VALUE | HISTORIC VALUE |
|---|---|---|---|---|---|---|---|---|
| **SURROUNDINGS / SETTING** [+] | | | | | | | | |
| **SITE** | | | | | | | | |
| **SKIN (exterior)** | | | | | | | | |
| **STRUCTURE** | | | | | | | | |
| **SPACE PLAN** | | | | | | | | |
| **SERVICES** | | | | | | | | |
| **STUFF** | | | | | | | | |

The evaluation tool combining Brand's layers and Pereira Roder's values (Kuipers & de Jonge, 2017, pp 87, adjusted by me).

# RESEARCH

## VALUE ASSESSMENT RESIDENTS

| | LOCHAL | MOTN | LEYWEG |
|---|---|---|---|
| 1 | Aesthetical | Economic | Aesthetical |
| 2 | Historic | Aesthetical | Economic |
| 3 | Economic | Scientific | Social |

# RESEARCH

## POSITIVE/ NEGATIVE

| | LOCHAL<br>GR= 57 GS=10 | MOTN<br>GR= 104 GS=11 | LEYWEG<br>GR= 333 GS=22 |
|---|---|---|---|
| PAST NEGATIVE | 3 | 3 | 5 |
| PAST POSITIVE | 2 | 24 | 42 |
| PRESENT NEGATIVE | 12 | **45** | **107** |
| PRESENT POSITIVE | **40** | 33 | 75 |

# SPATIALITY

# COMFORT

# INCLUSIVITY

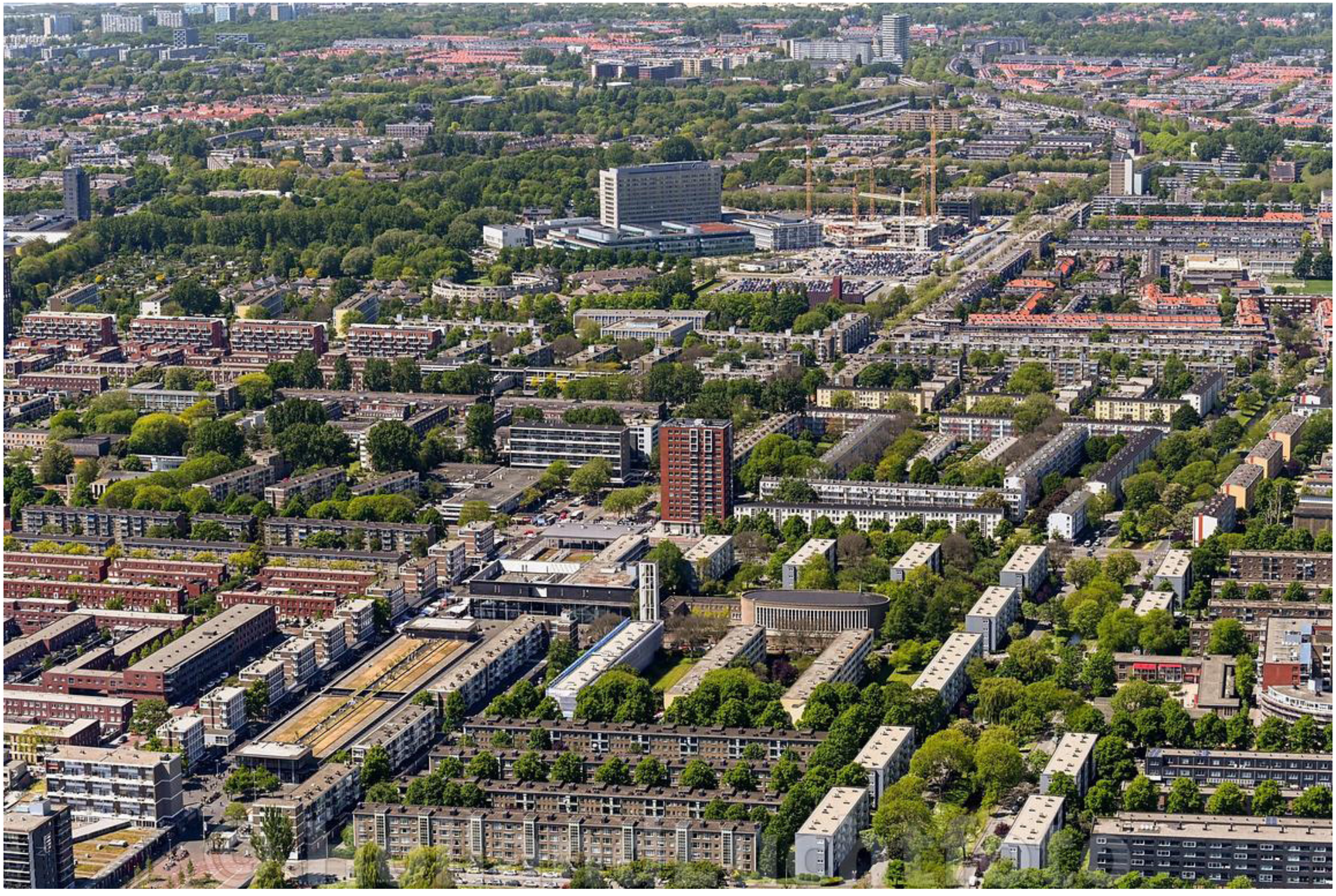
# DESIGN
## GOAL

To create a space that is **welcoming** and **accesi-ble** to all. To transform the shopping mall to, not only a space for daily groceries, but a **gathering place** for the **neighbourhood**.

# DESIGN

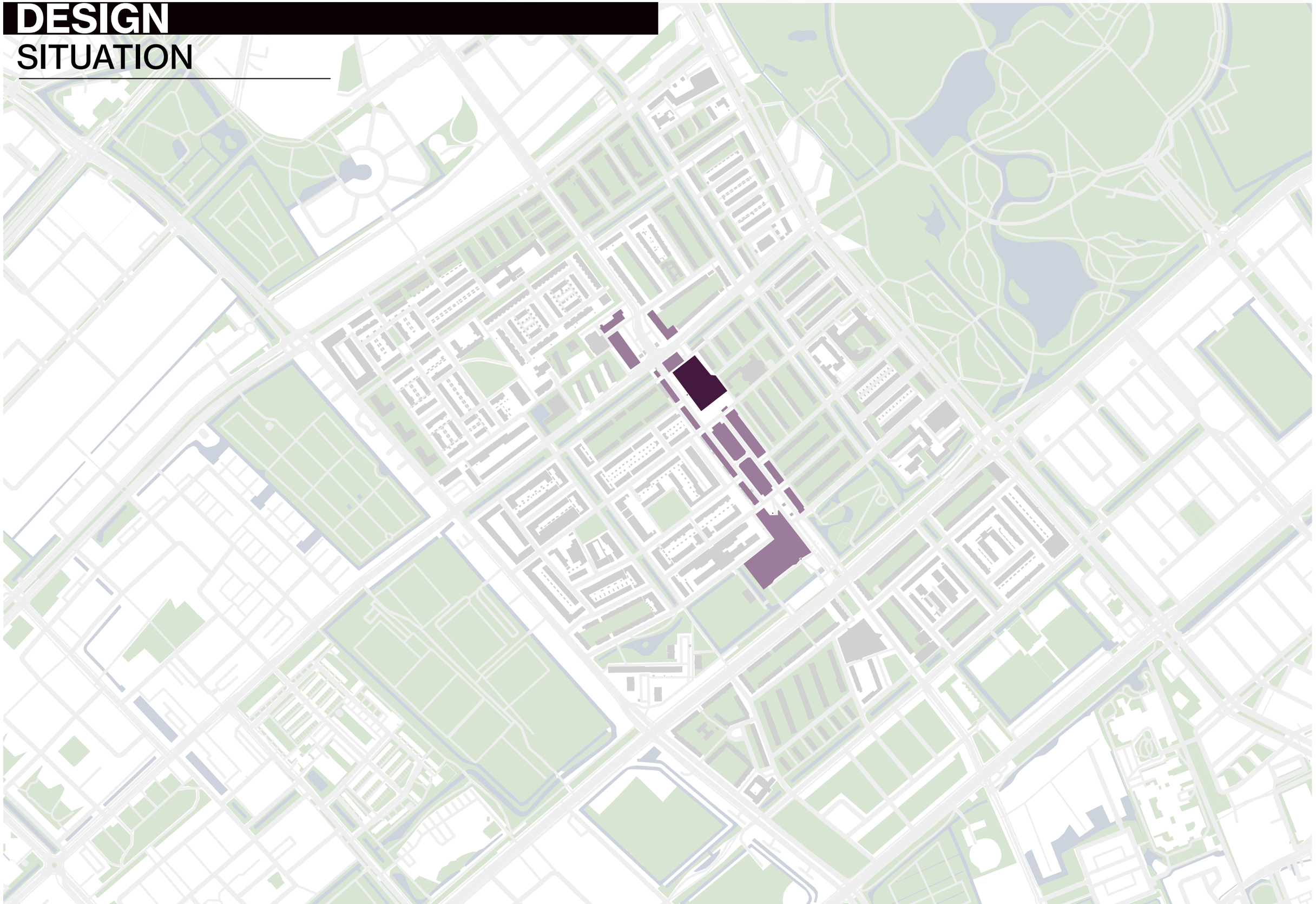

Leyweg - Shopping Centre. Seen from the Wapserveenstraat towards the Genemuidenstraat. Jospé. Haags Gemeente Archief (1964).

# DESIGN



Loevesteinlaan in Den Haag met erachter het Zuiderpark. (Van de Biezen, n.d.).

# DESIGN
## SITUATION





0 100 m 1000 m

1:2000

# DESIGN

## SITUATION

# DESIGN

## SITUATION

# DESIGN

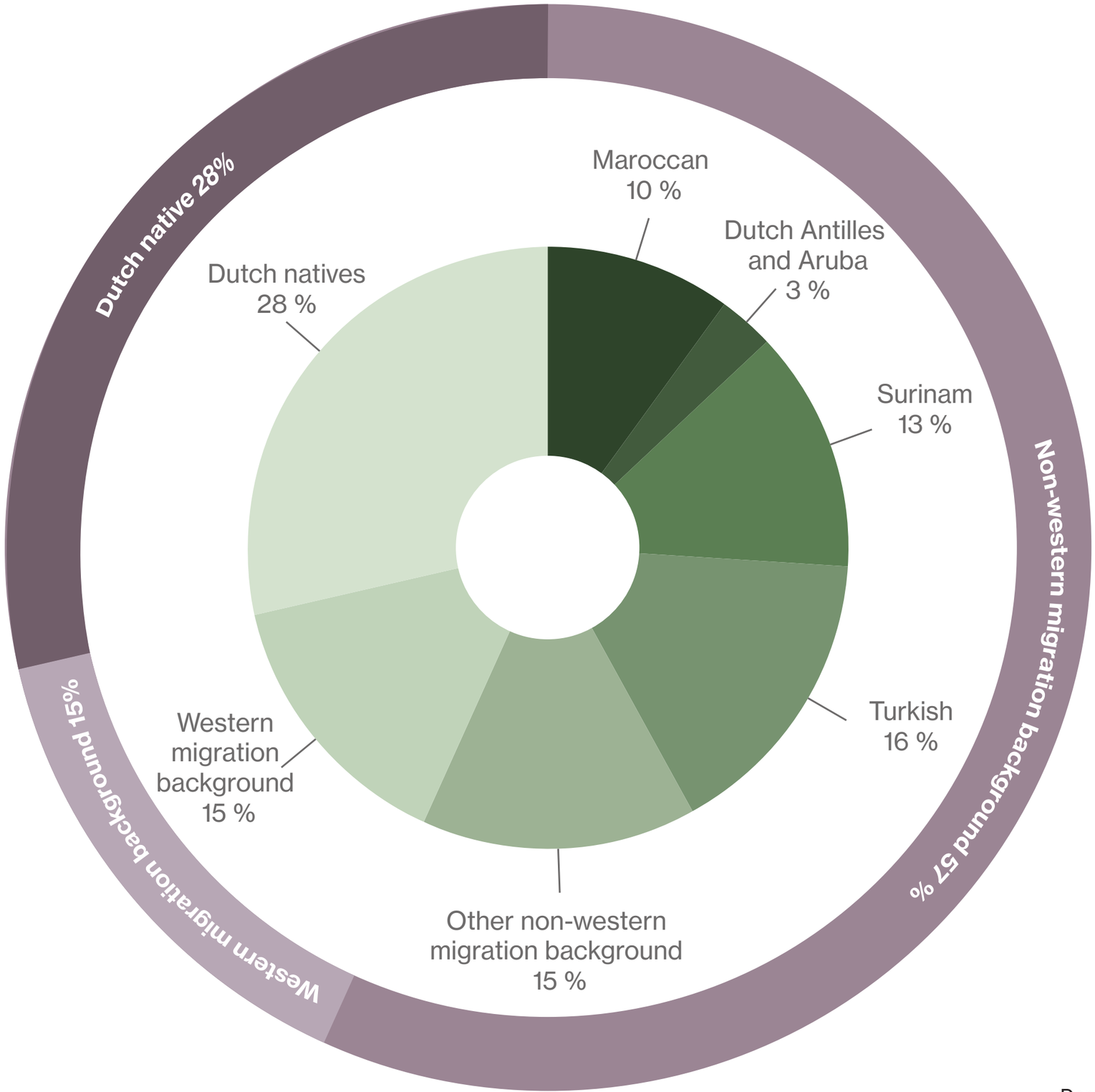
## SITUATION



0 100 m 500 m

1:1000

# DESIGN




Demographics Morgenstond (own work).

# DESIGN
## IMPRESSION

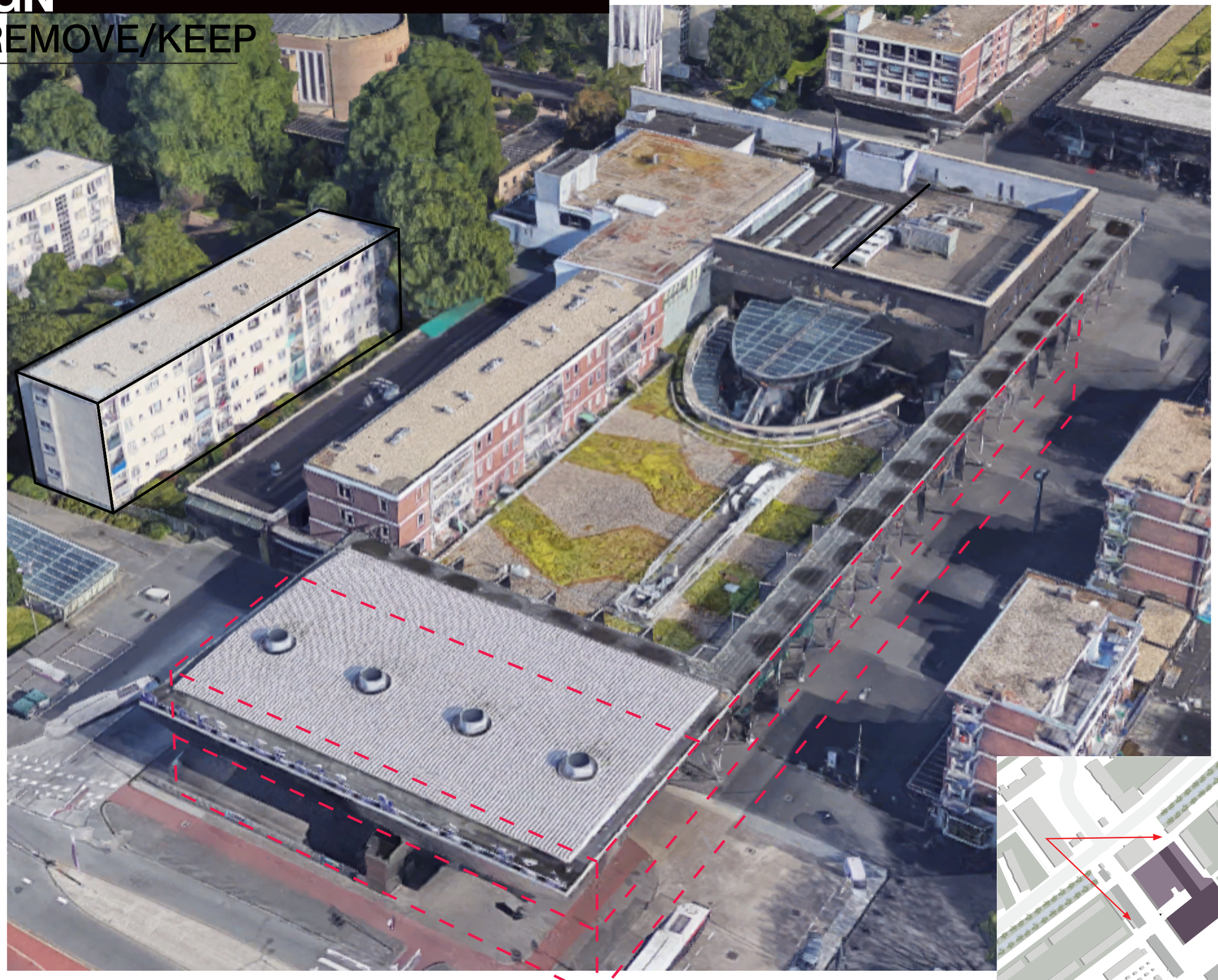
Trafalgar Square, London
(Brittanica, 2023)

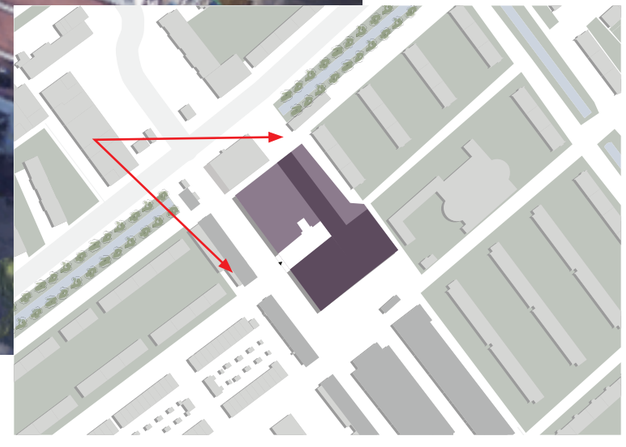
Gardens by the bay, Singapore
(Kolczak, 2017)

Scheffersplein Dordrecht
(B&B Thuisch, 2023)

# DESIGN

## ADD/REMOVE/KEEP





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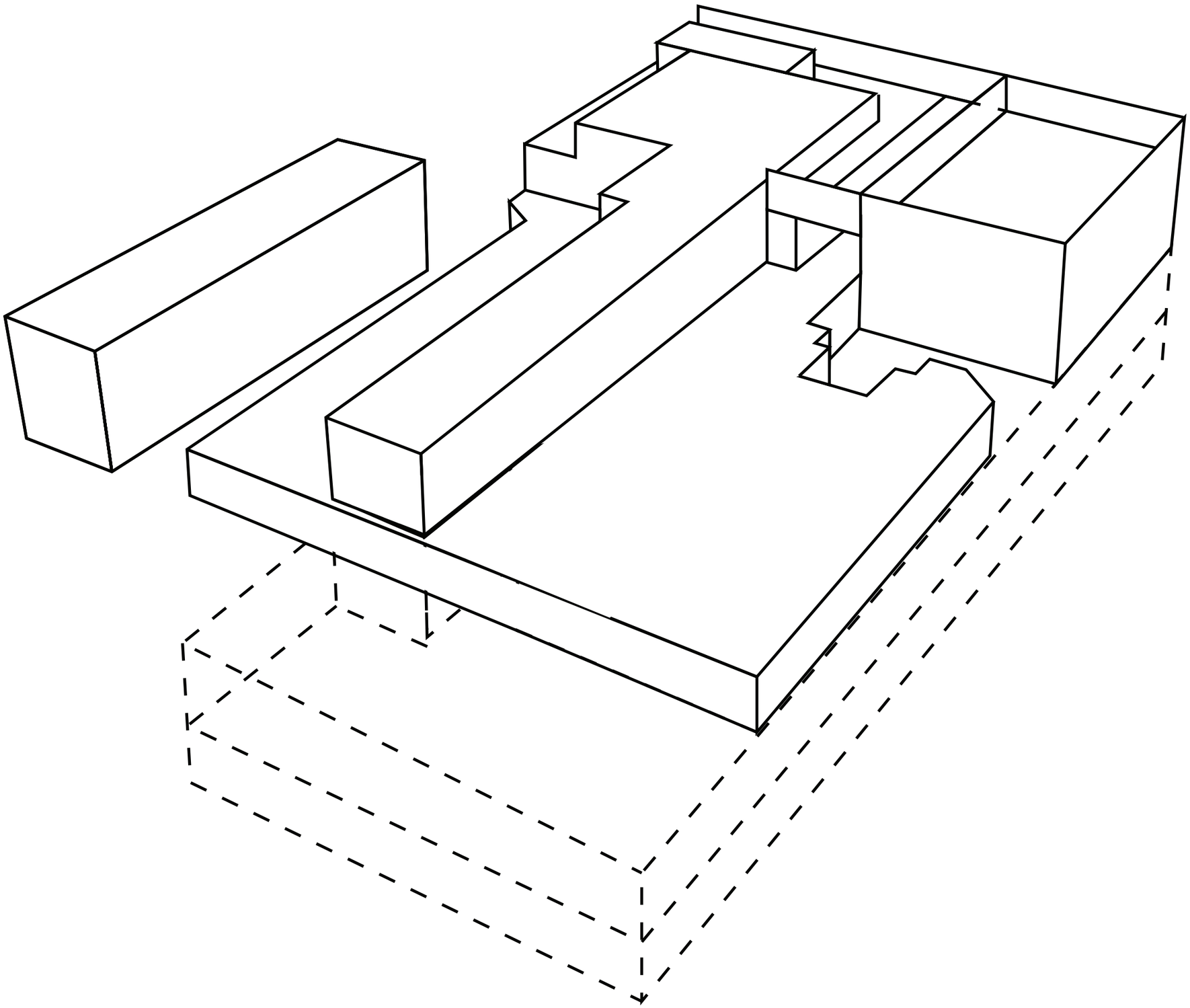

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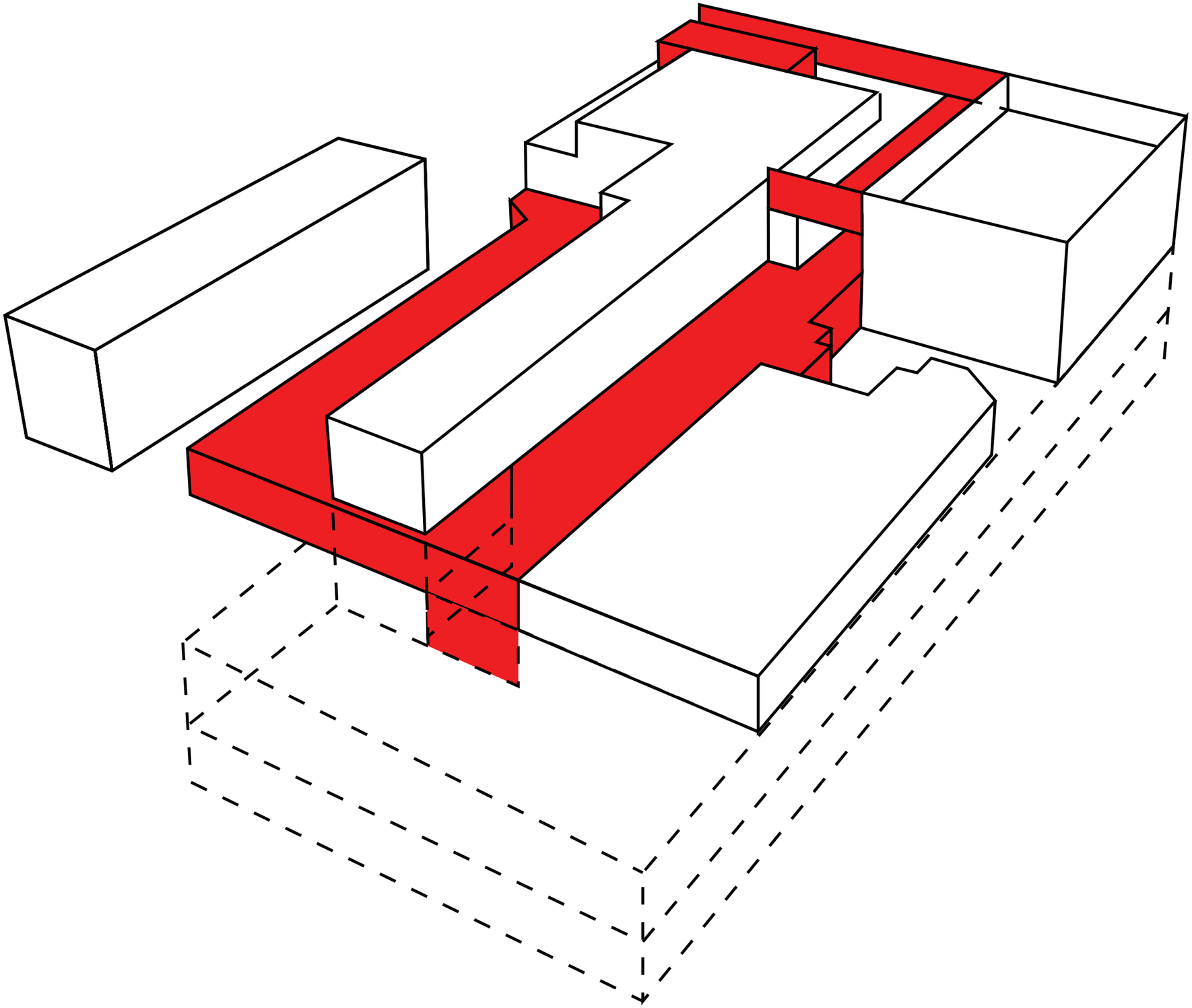
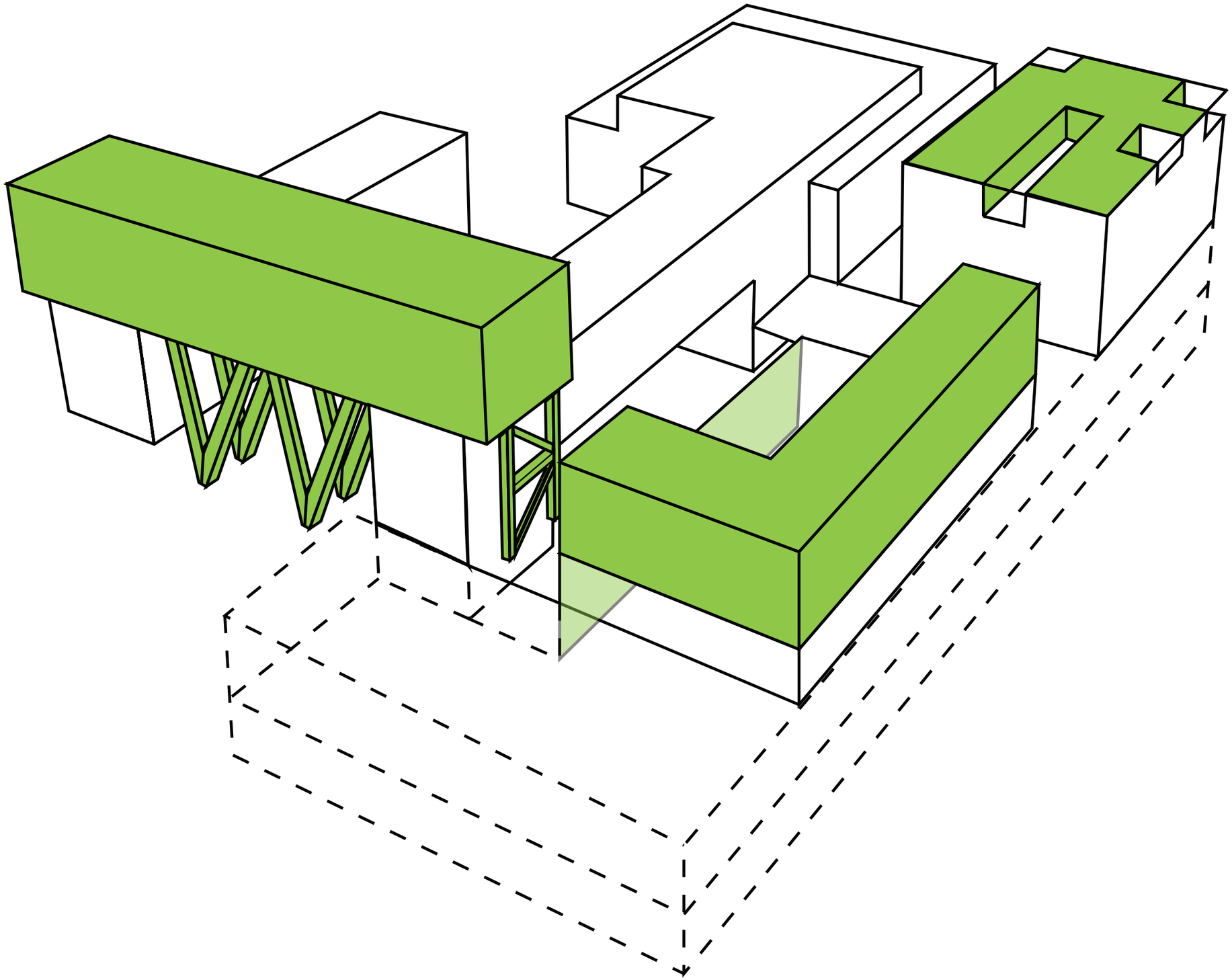


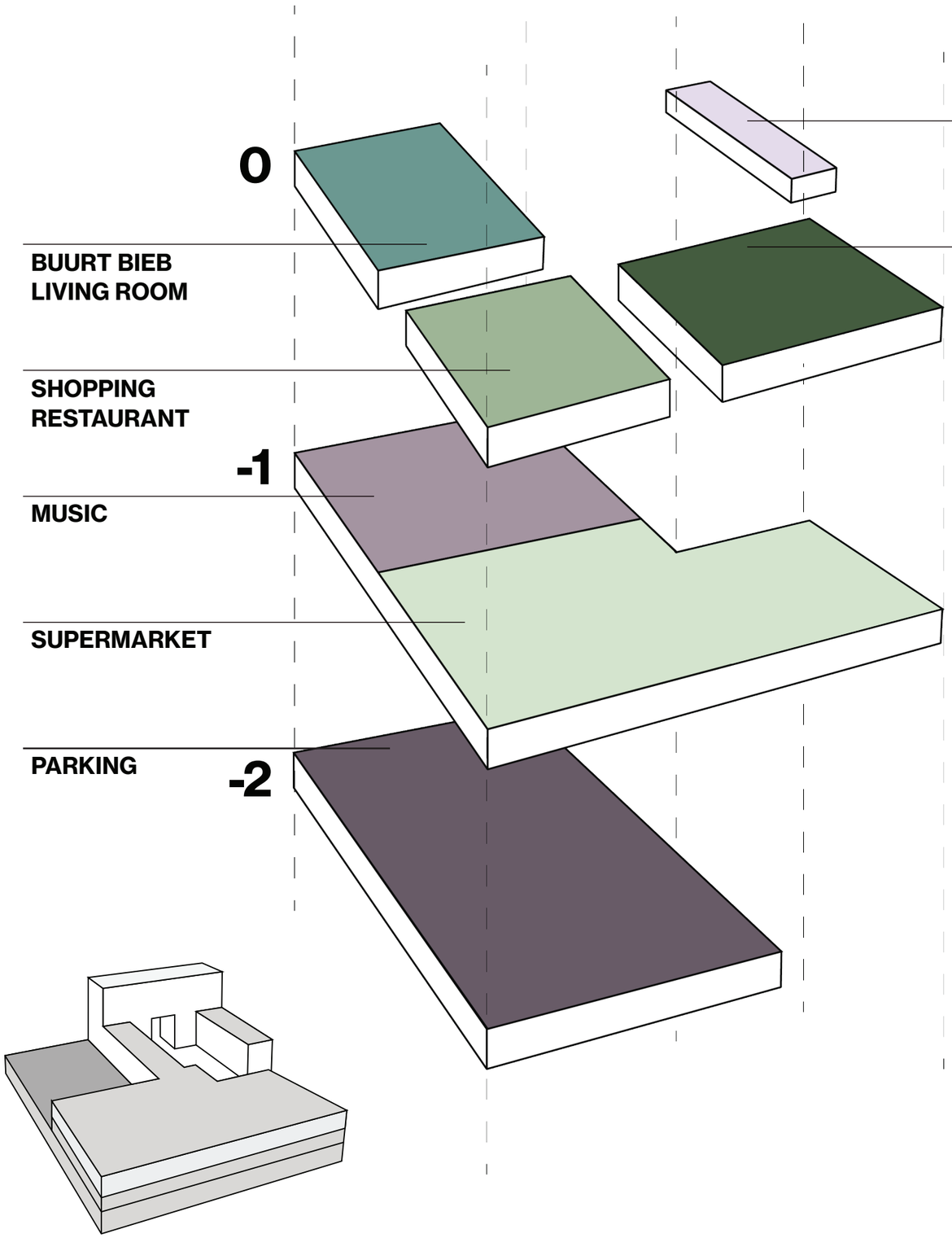
# DESIGN

## ADD/REMOVE/KEEP



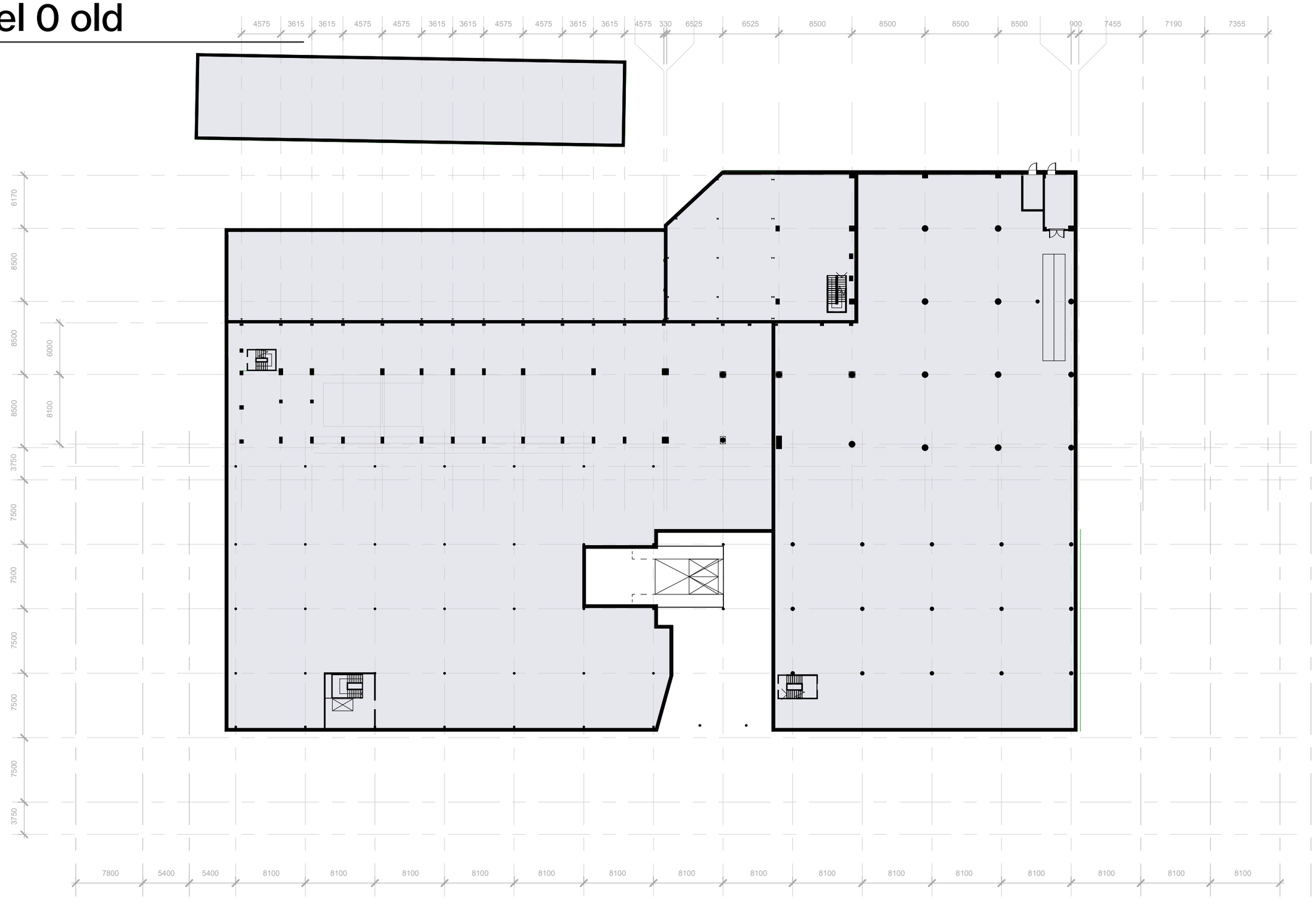
# DESIGN

## PROGRAM



# DESIGN

## level 0 old

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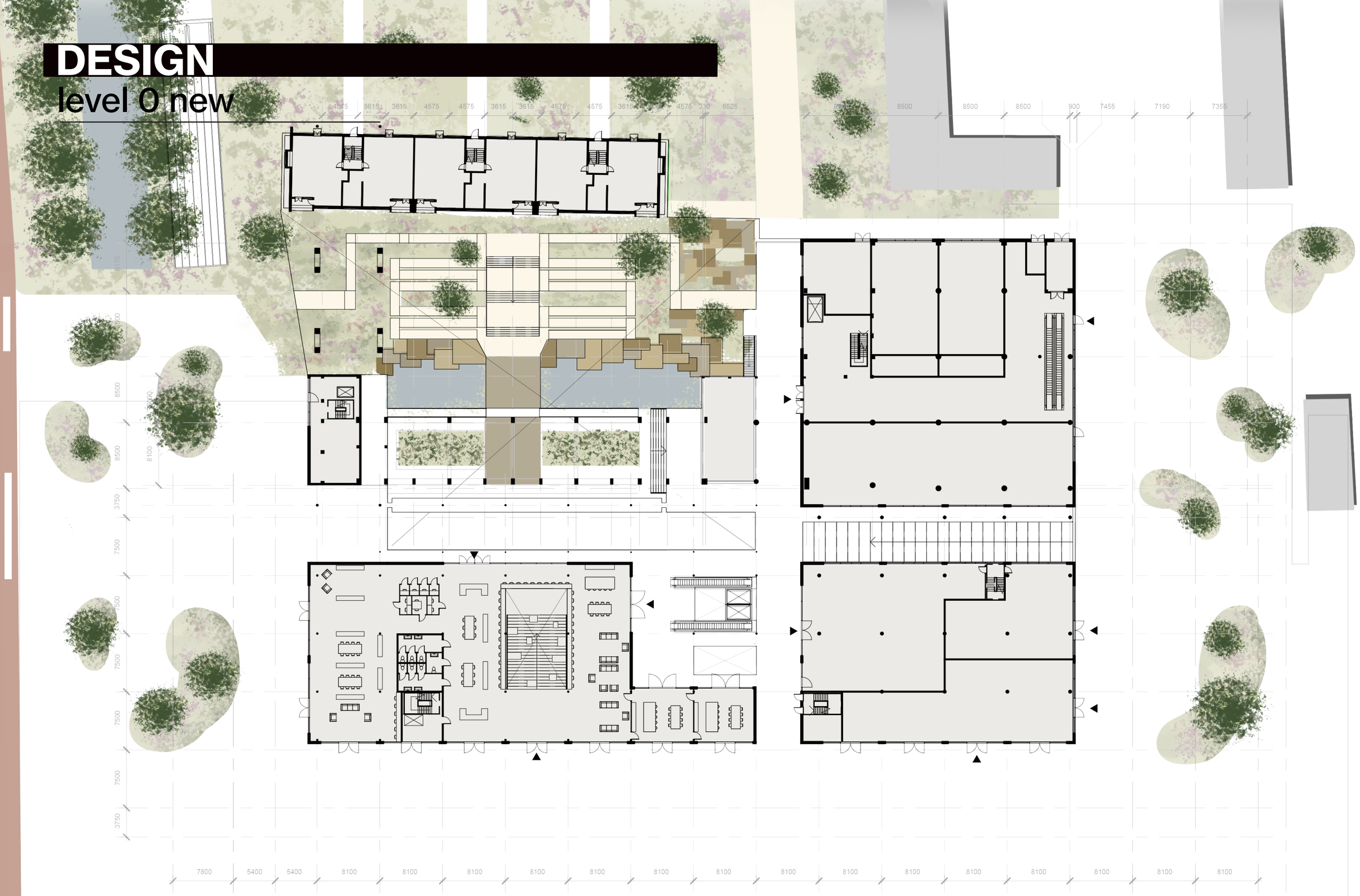
# DESIGN

## level 0 new

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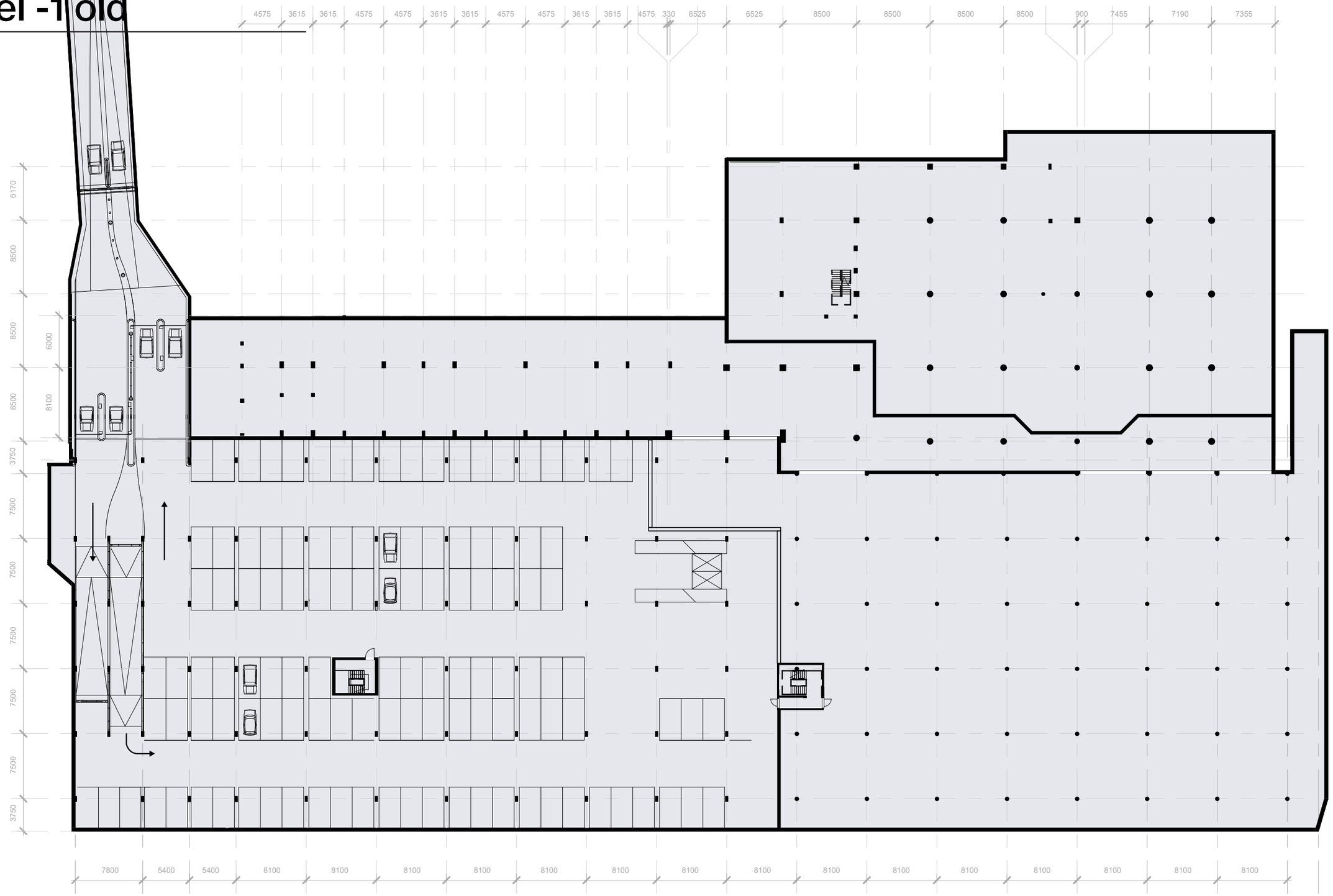
# DESIGN

## level -1 old

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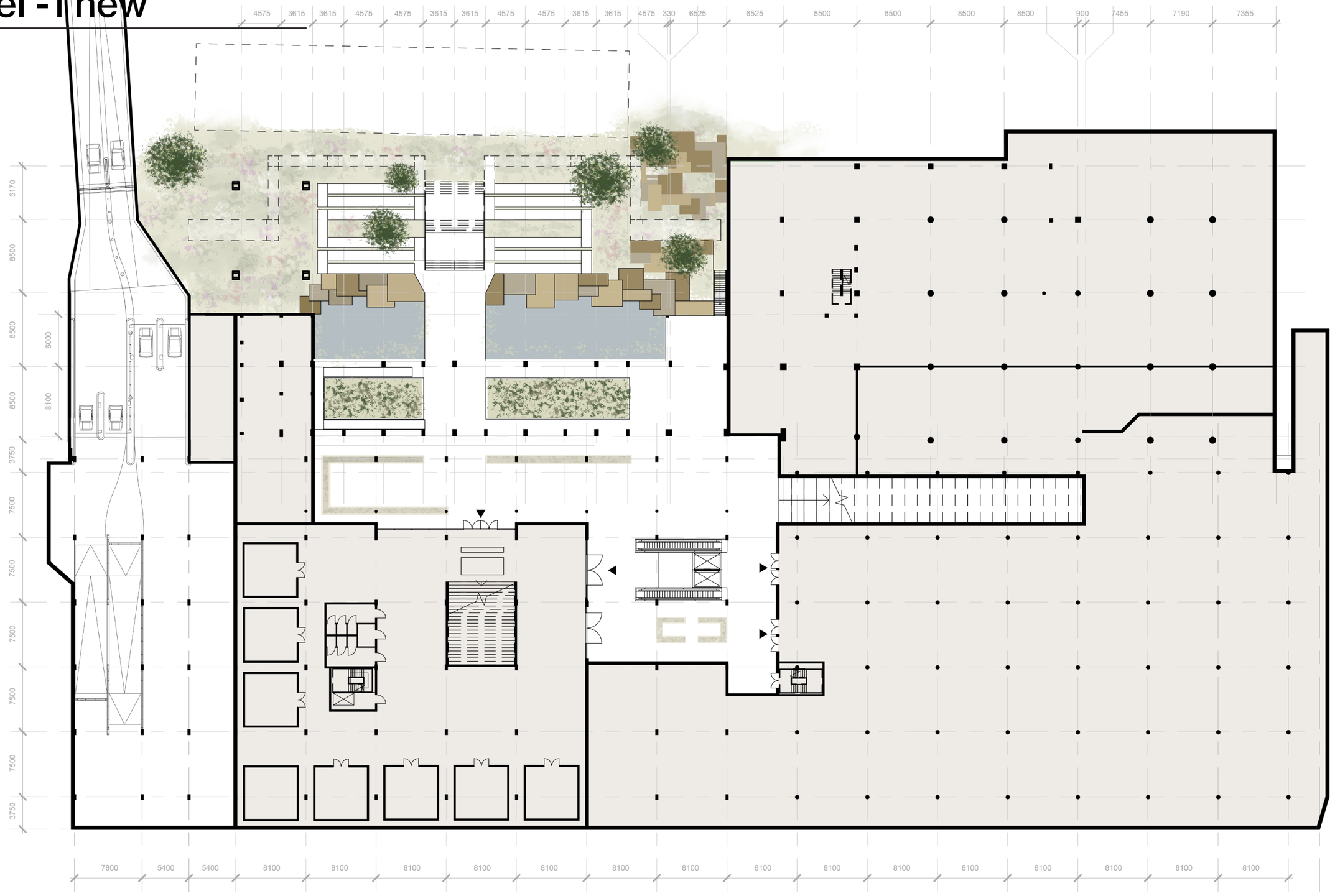
# DESIGN

## level -1 new

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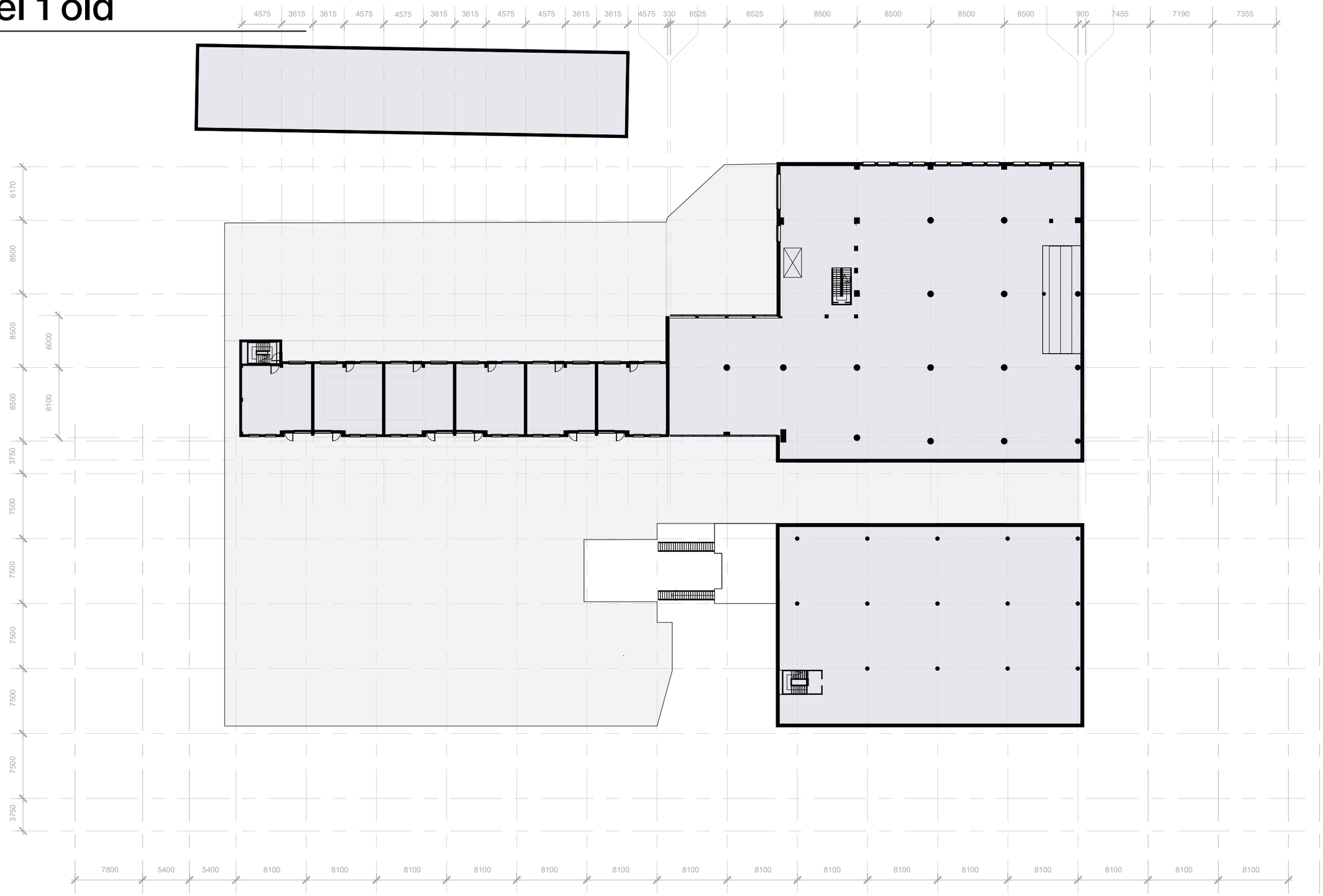
# DESIGN

## level 1 old

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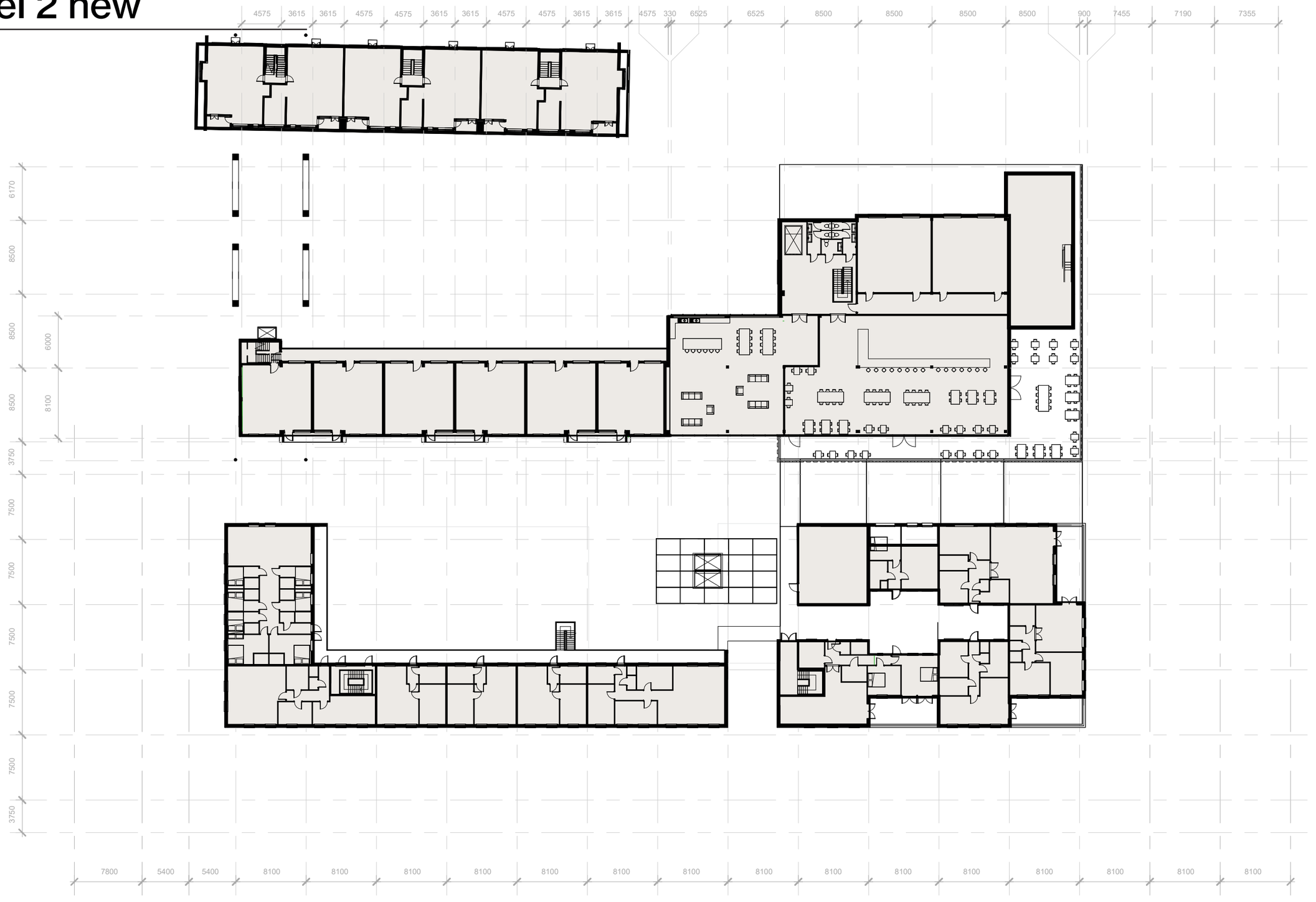
# DESIGN

## level 1 new


1:400

# DESIGN

## level 2 new

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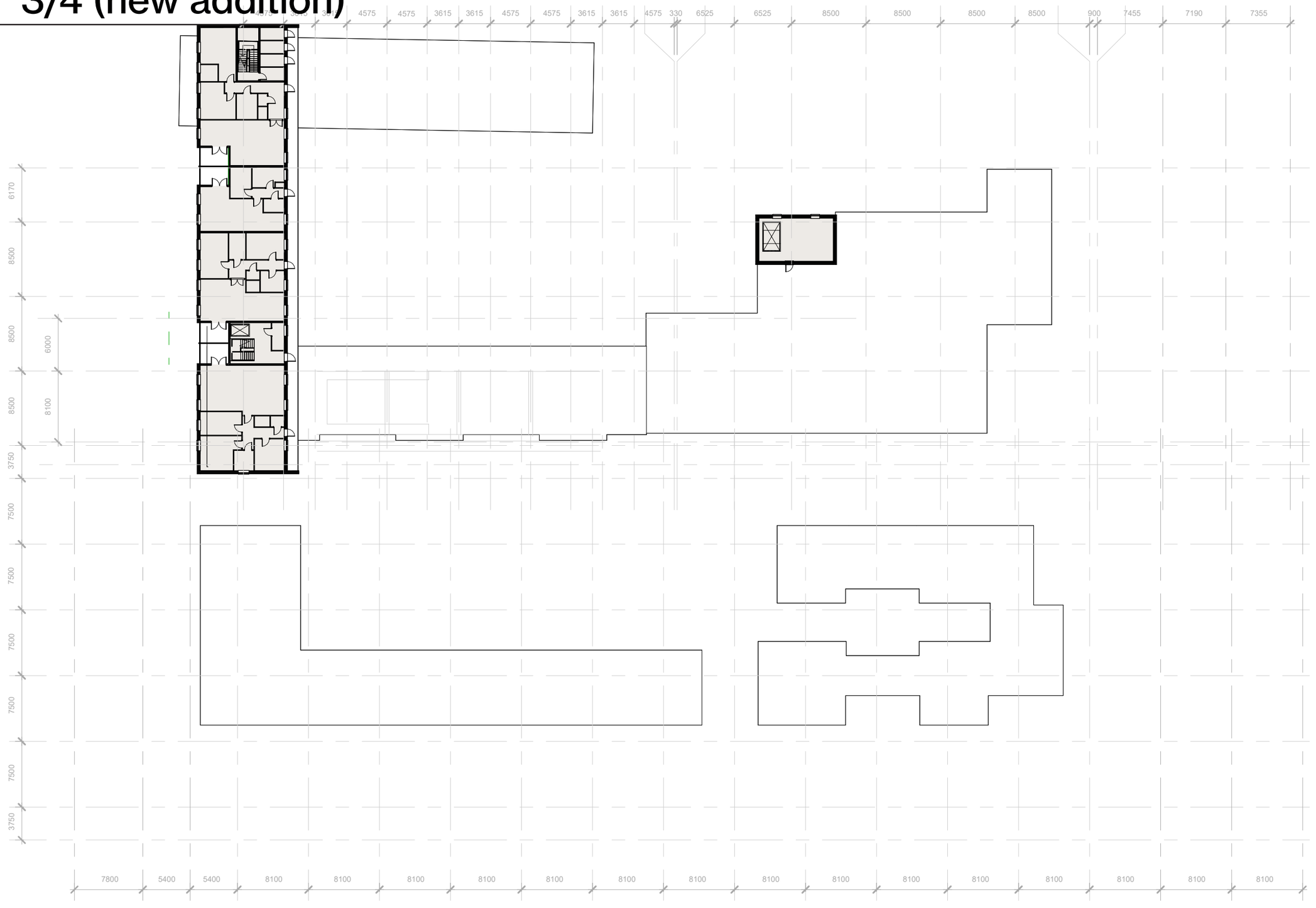
# DESIGN

## level 3/4 (new addition)

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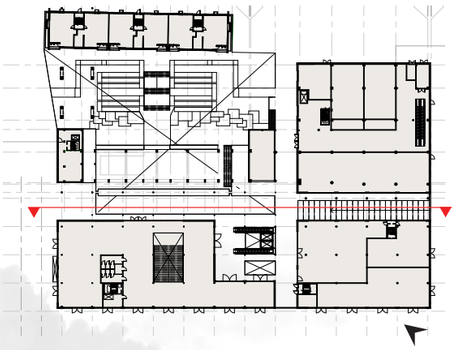
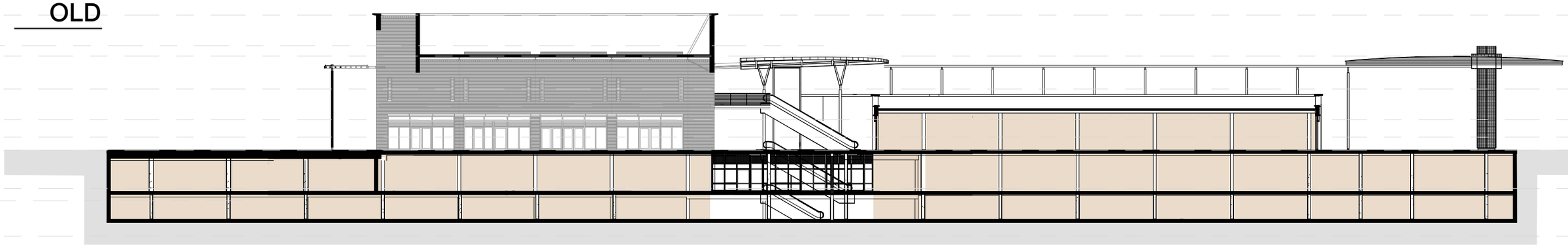
# DESIGN

## cutthrough



NEW

OLD



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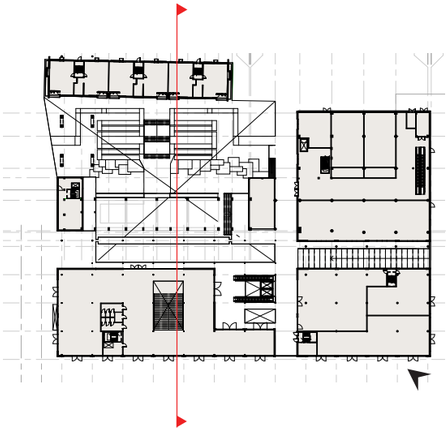

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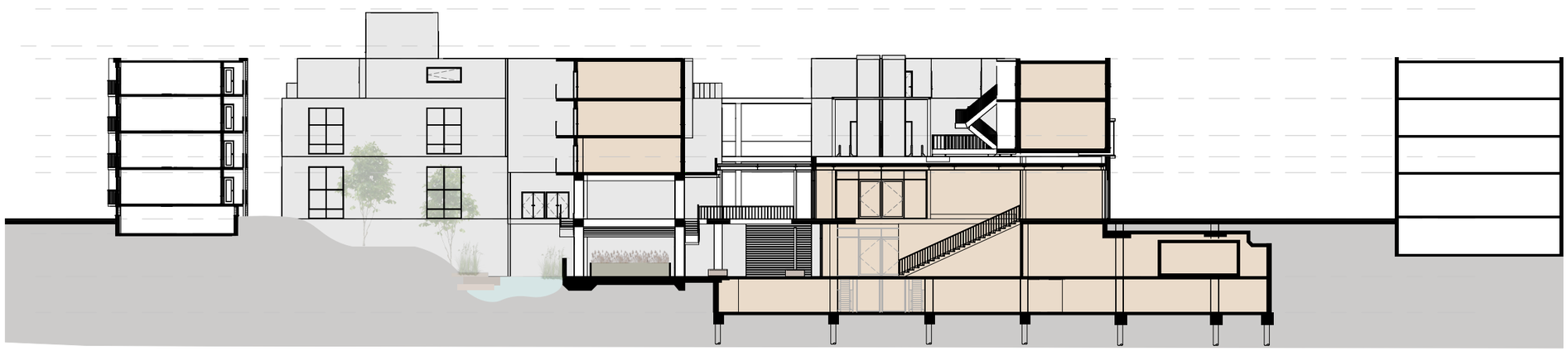

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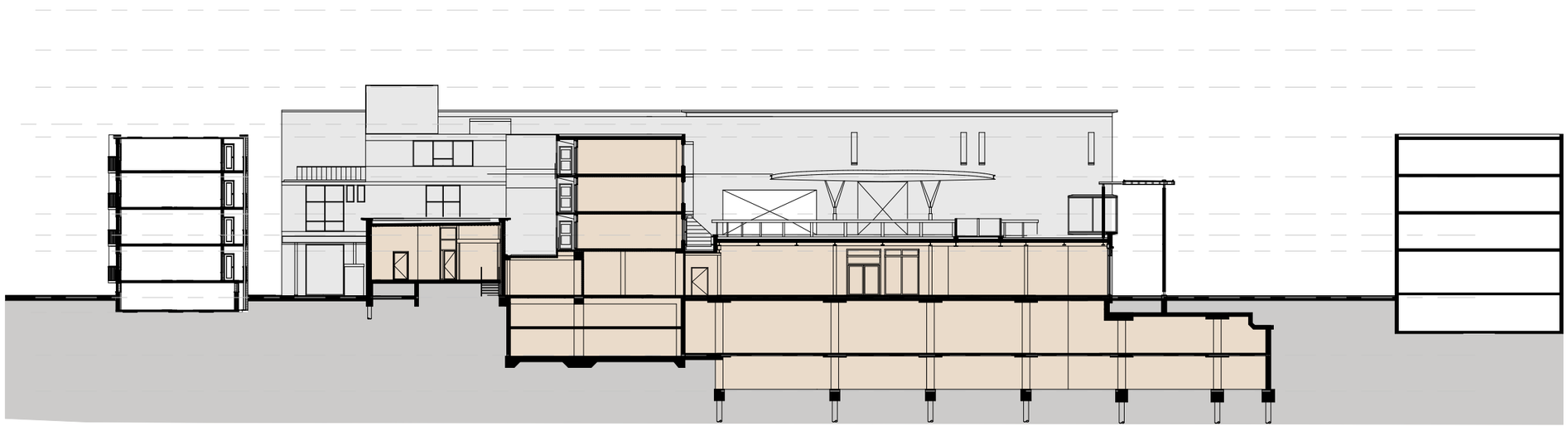

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## cutthrough

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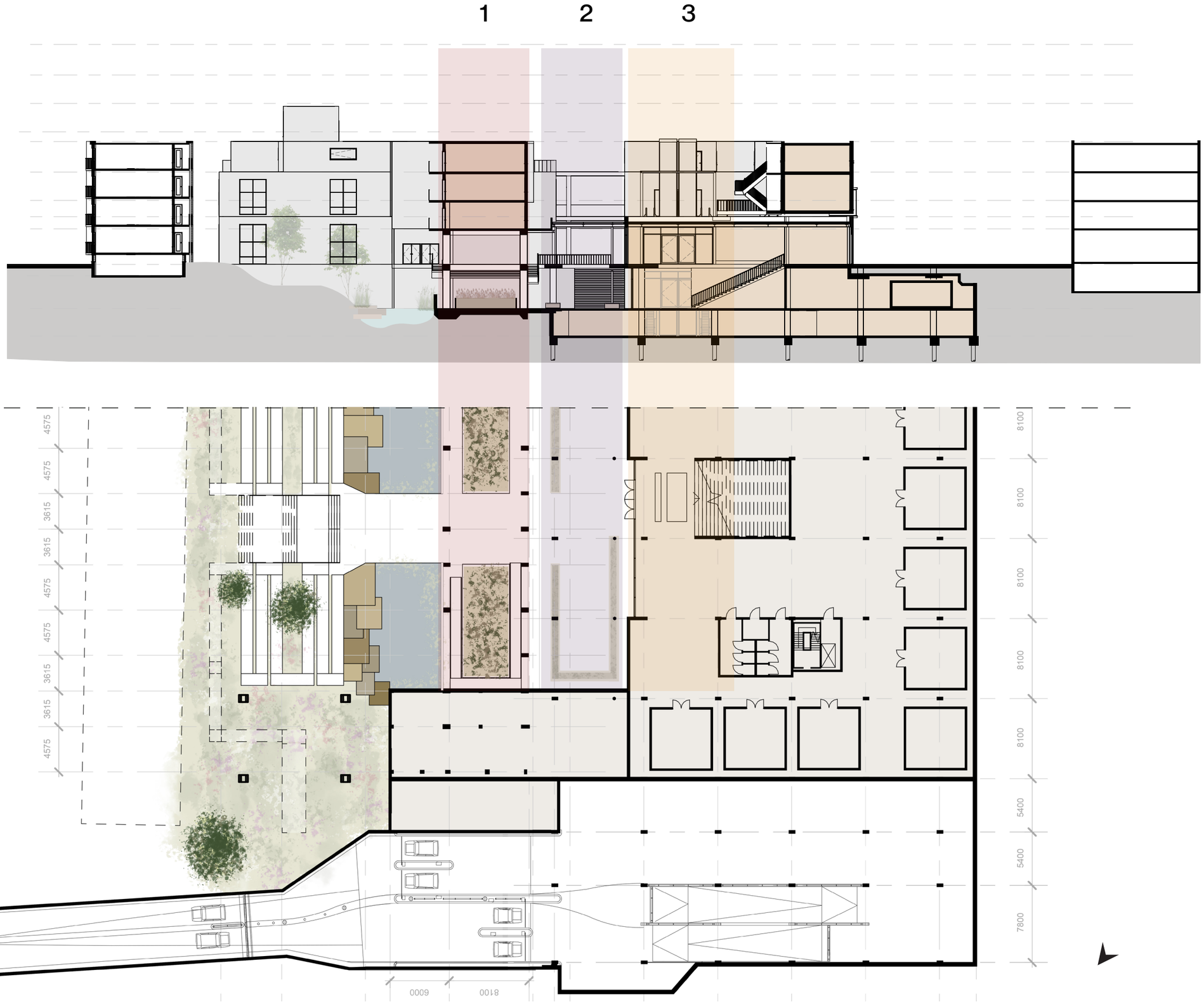


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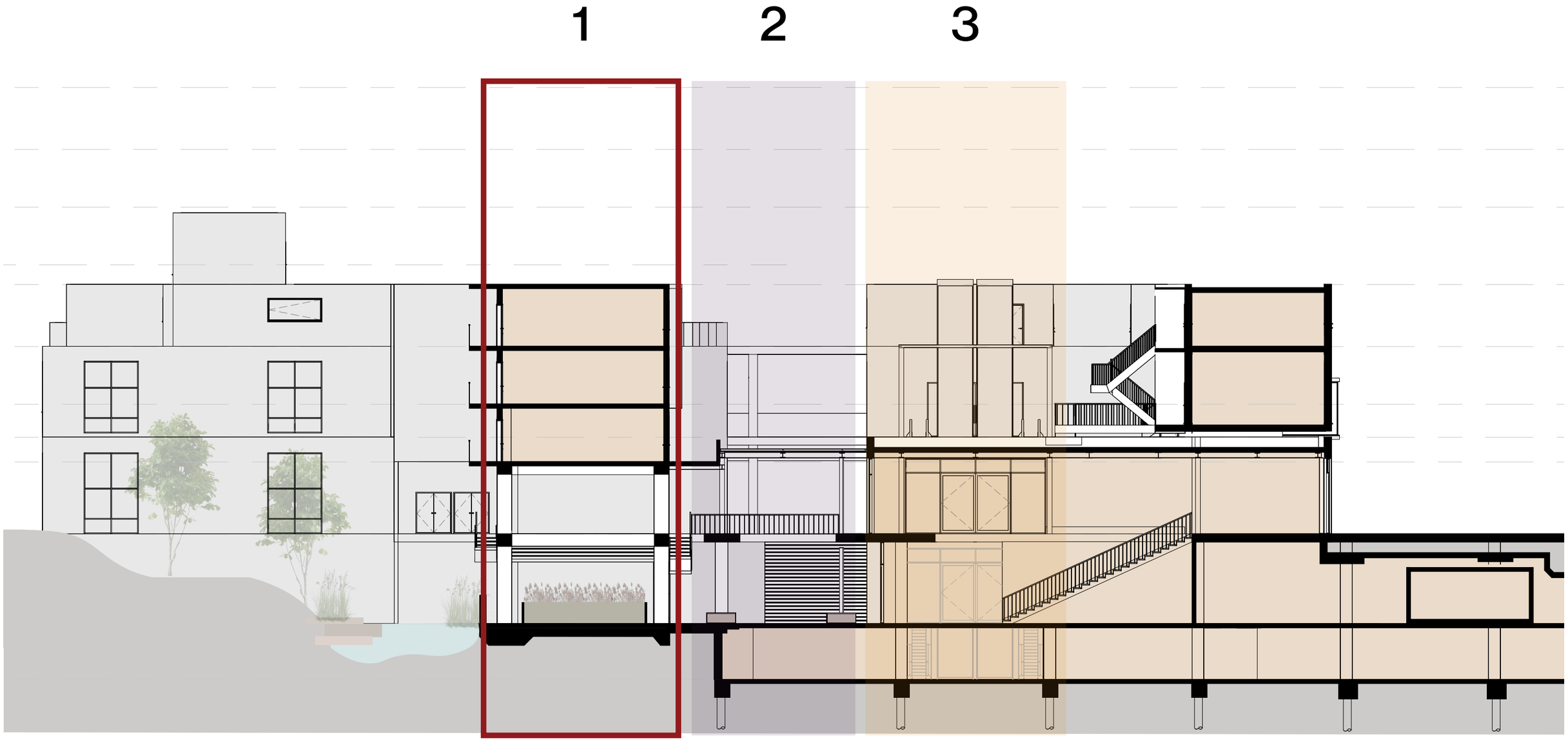
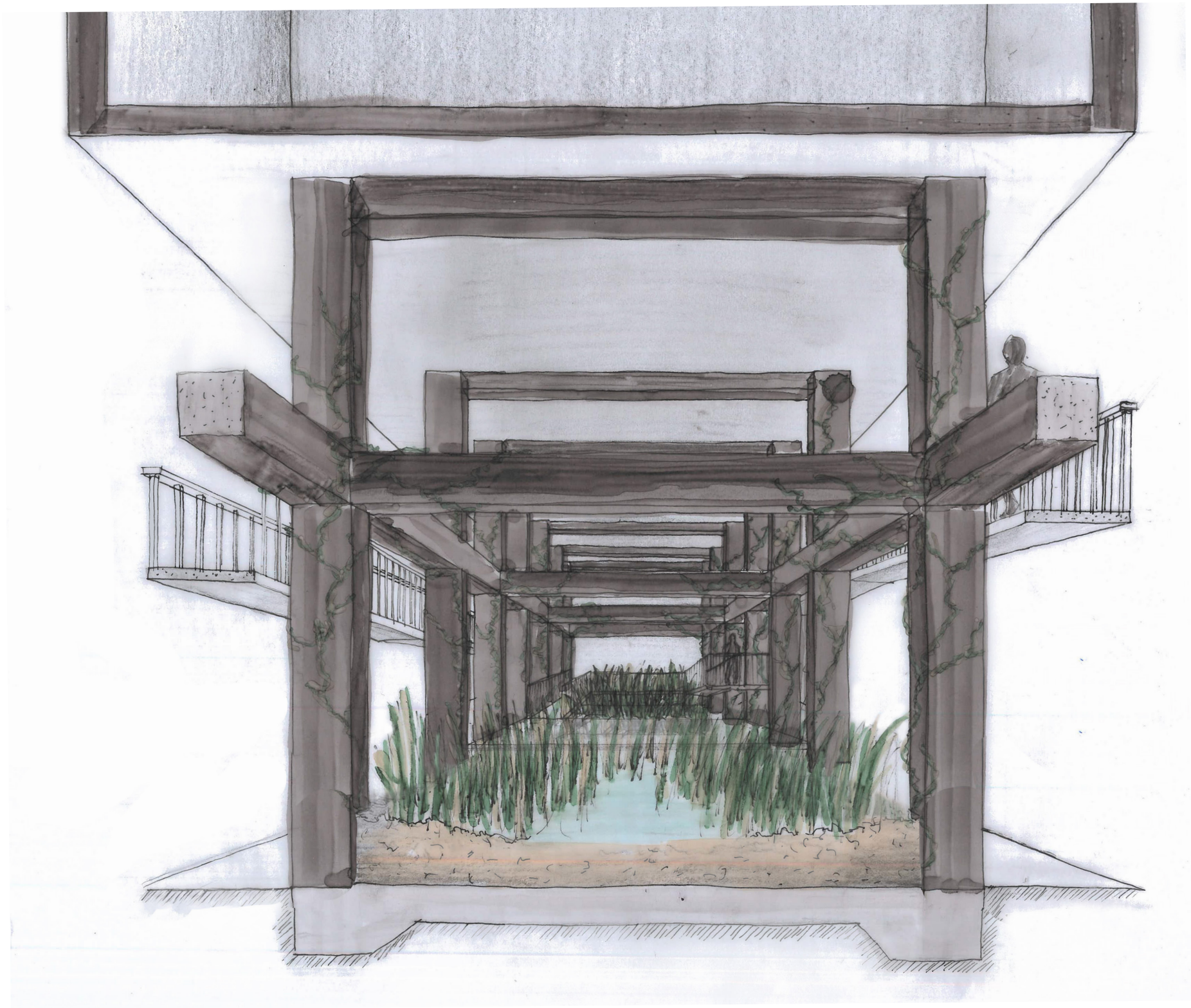


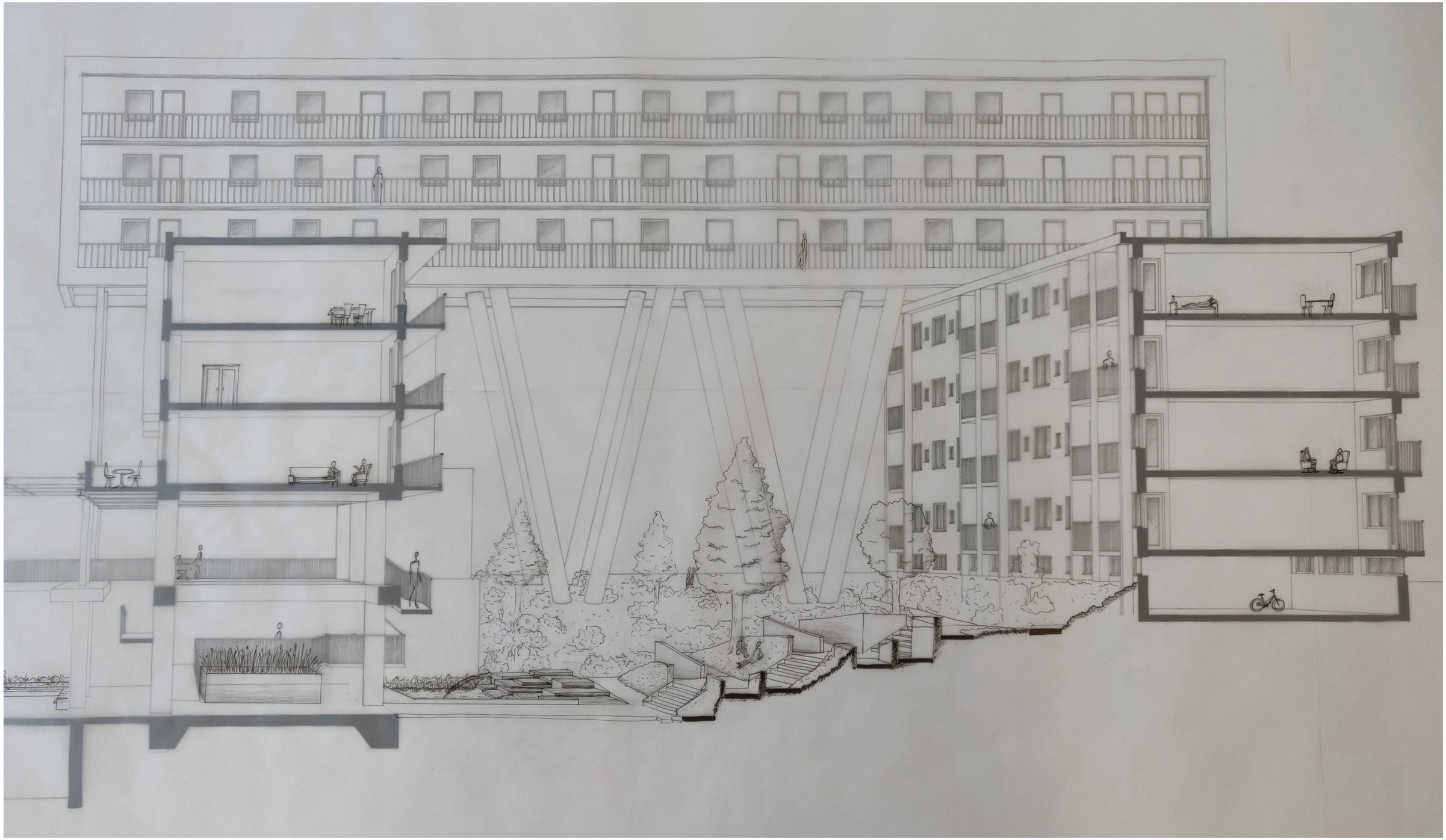
# DESIGN

## zone 1



# DESIGN

## zone 1



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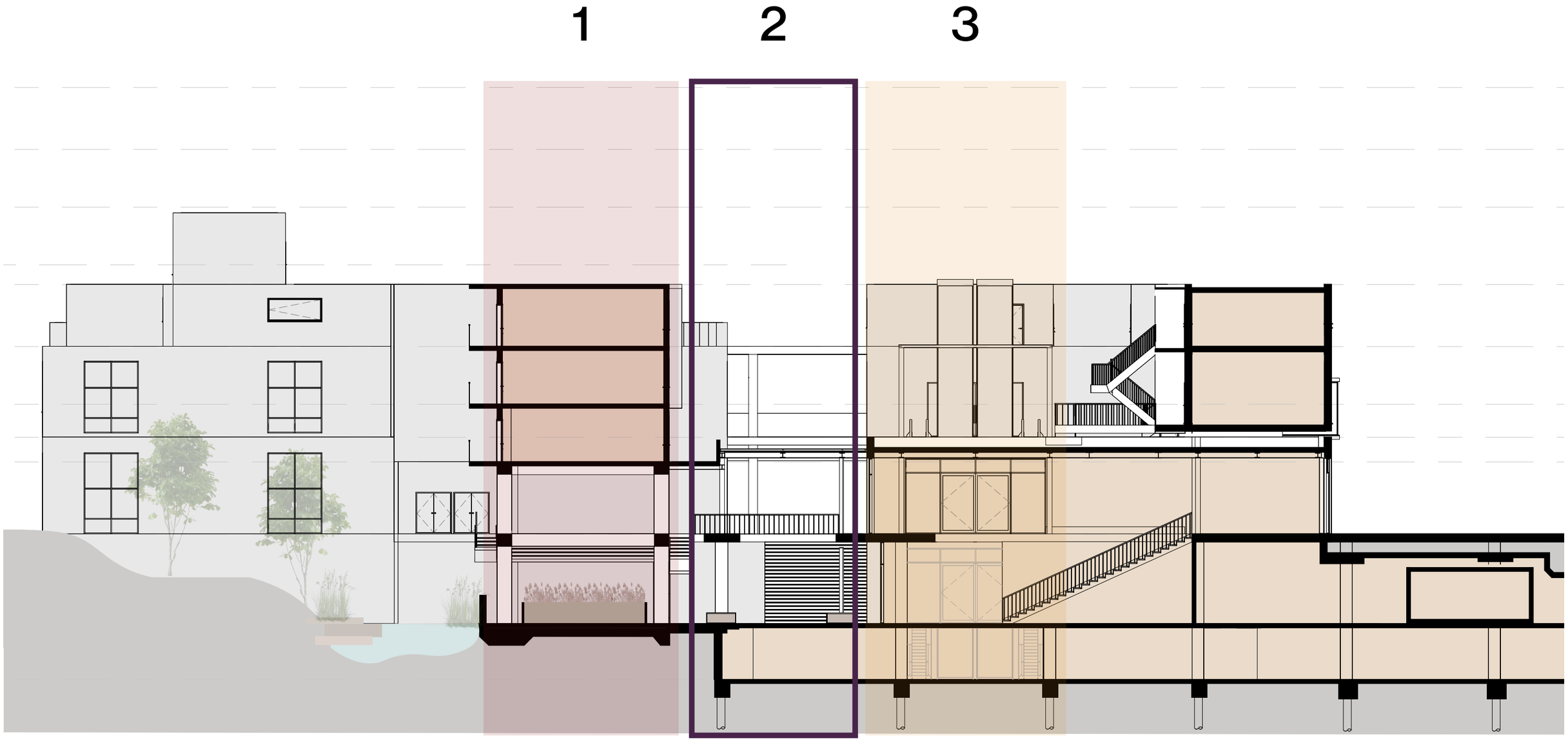
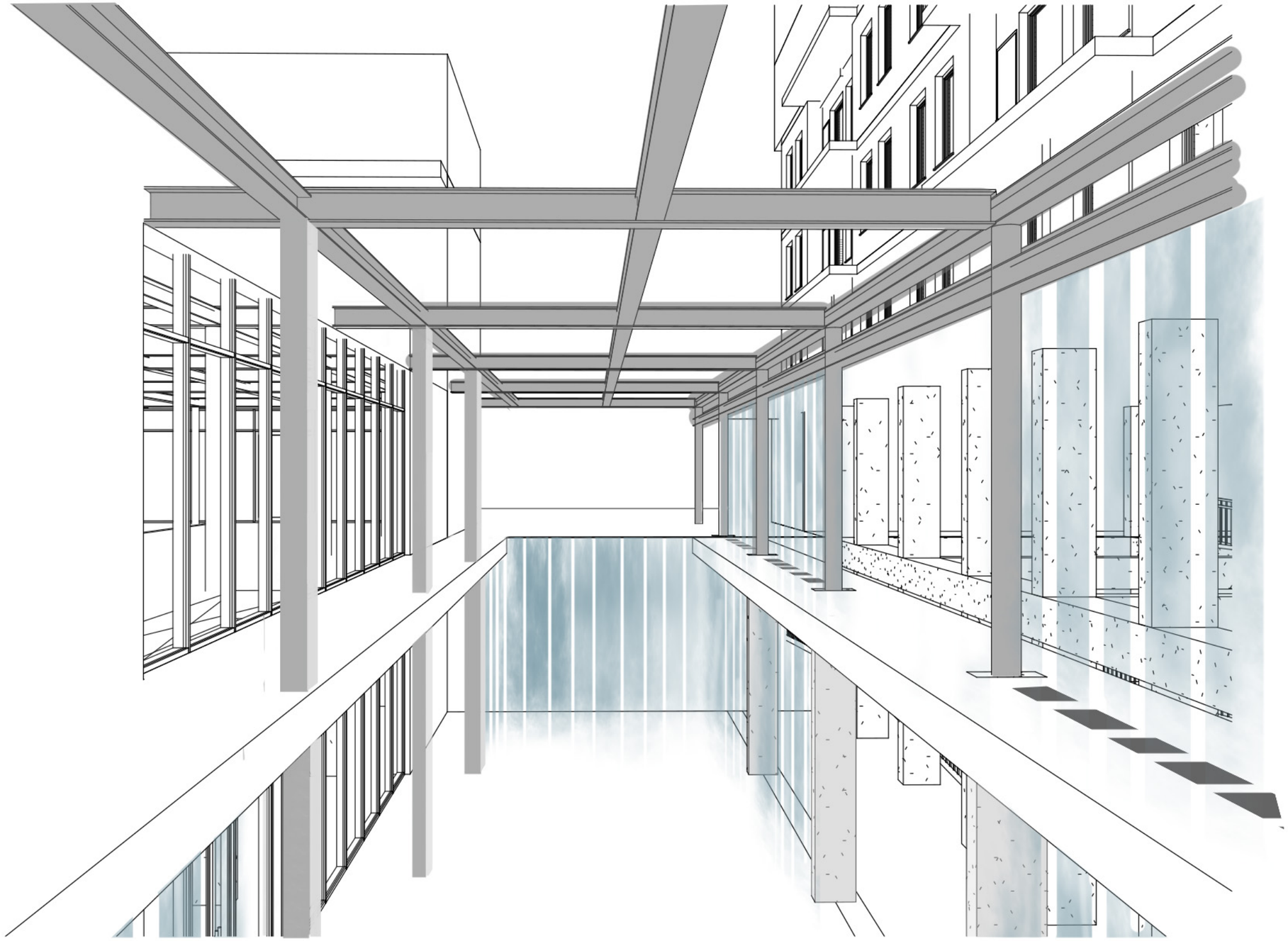
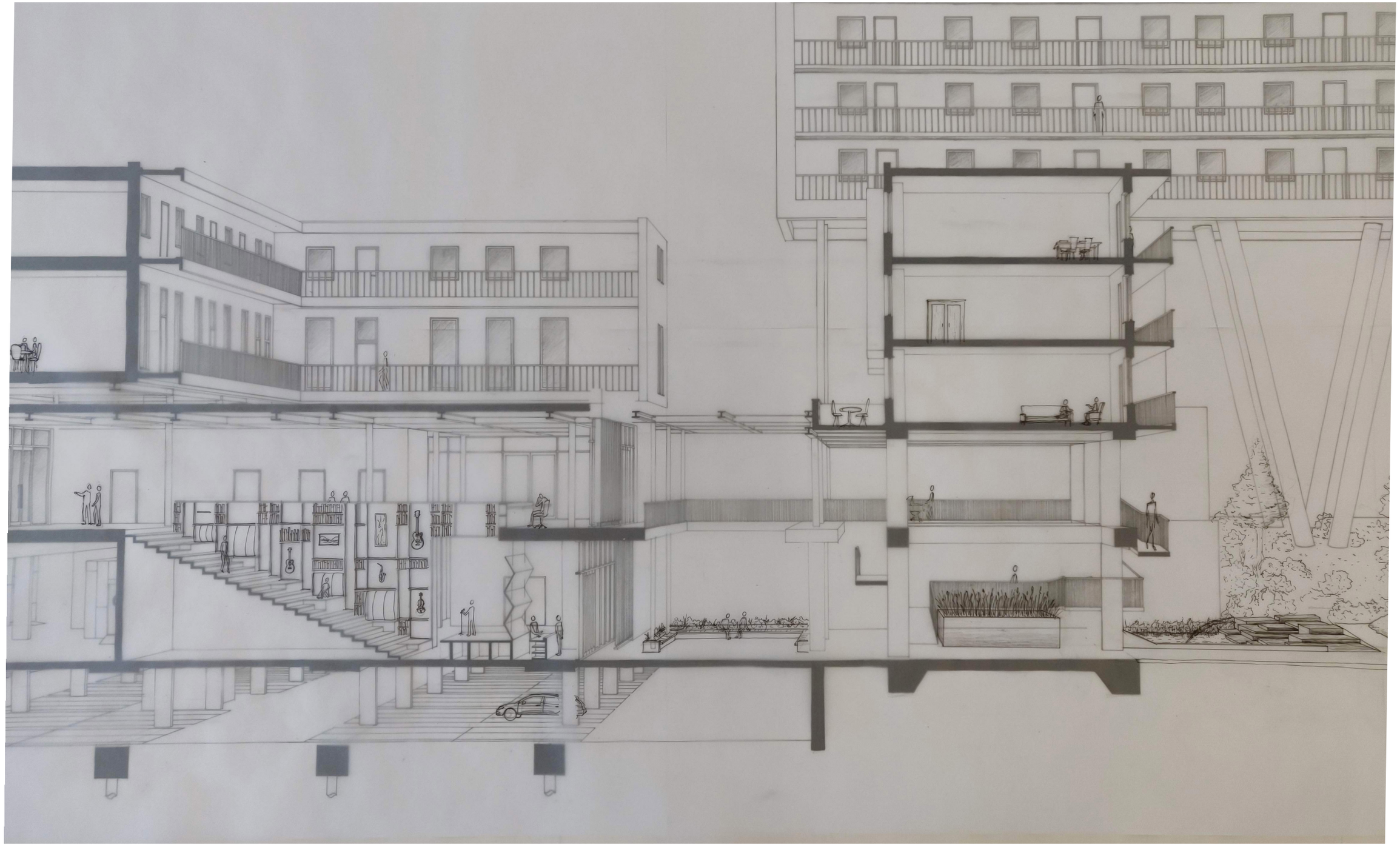
## cutthrough



# DESIGN

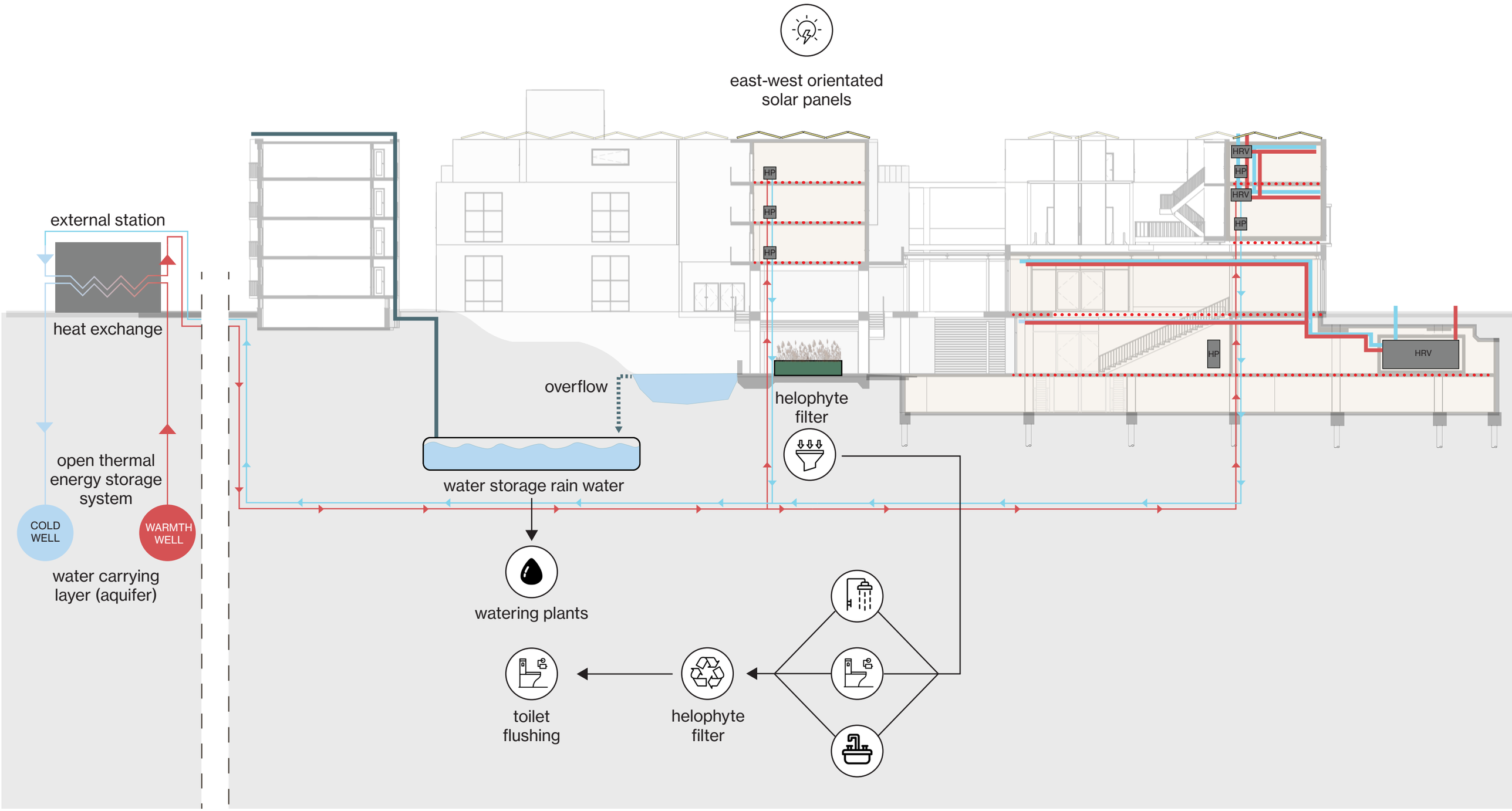
## zone 2





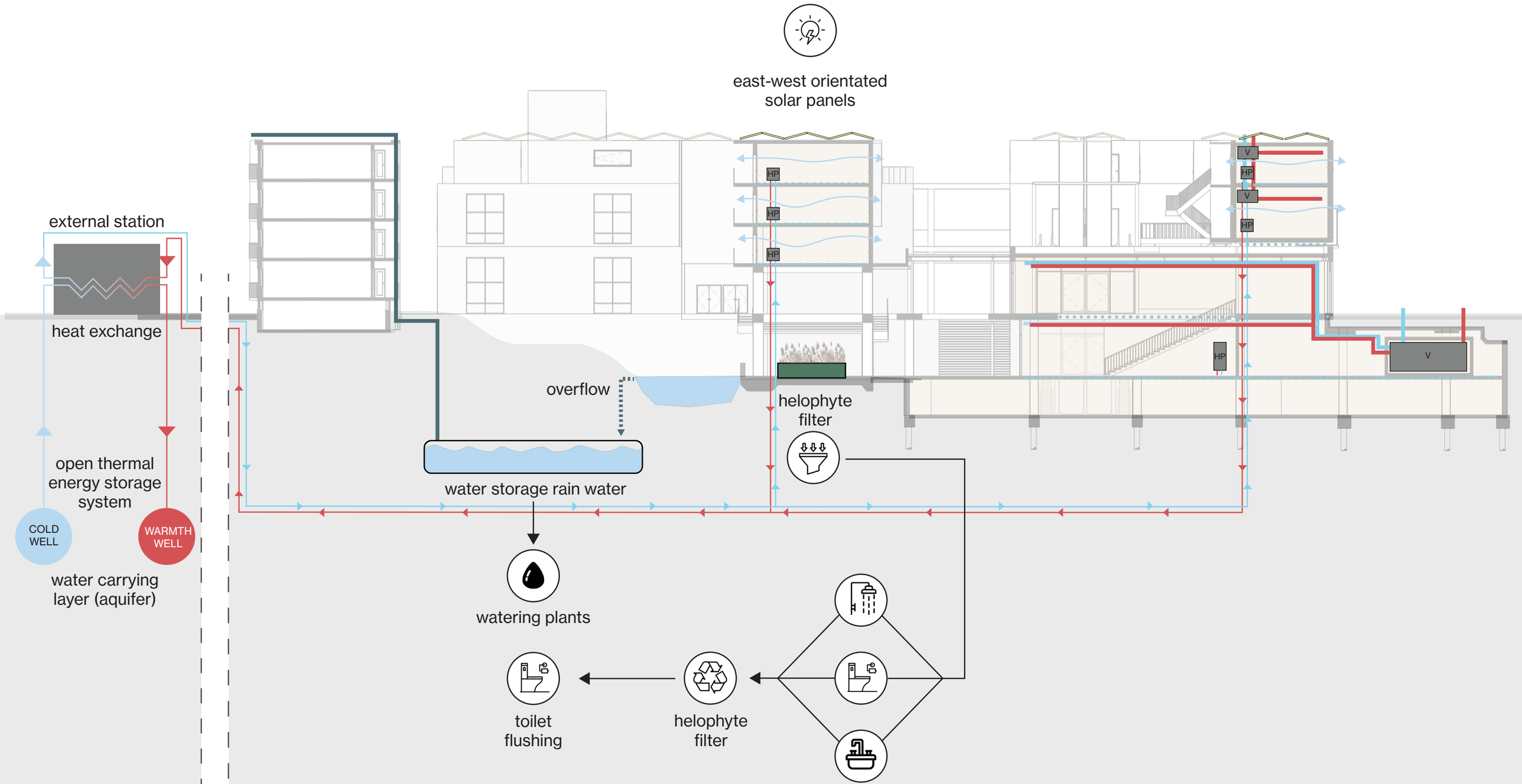
# DESIGN

## climate design winter



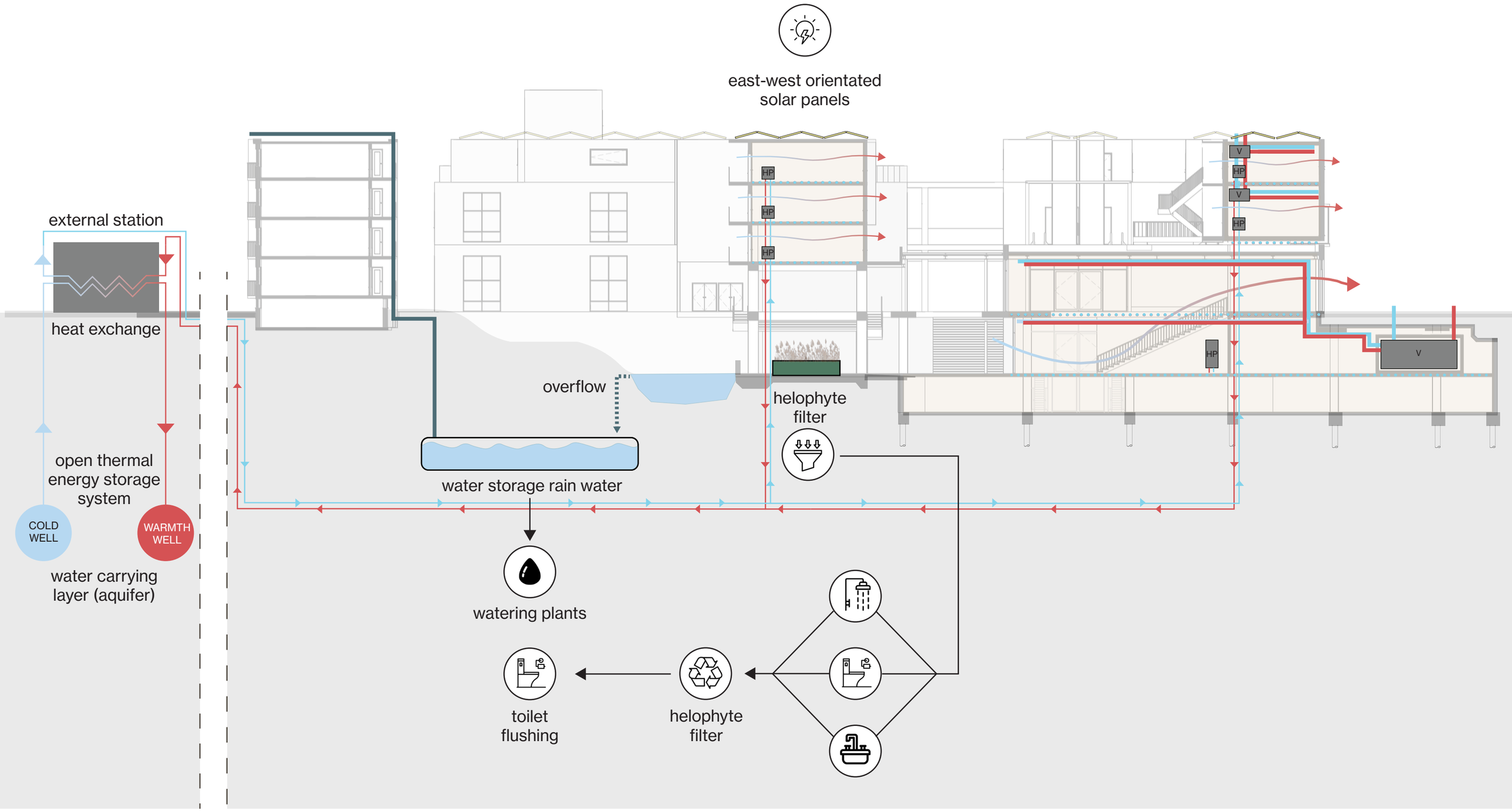
# DESIGN

## climate design summer



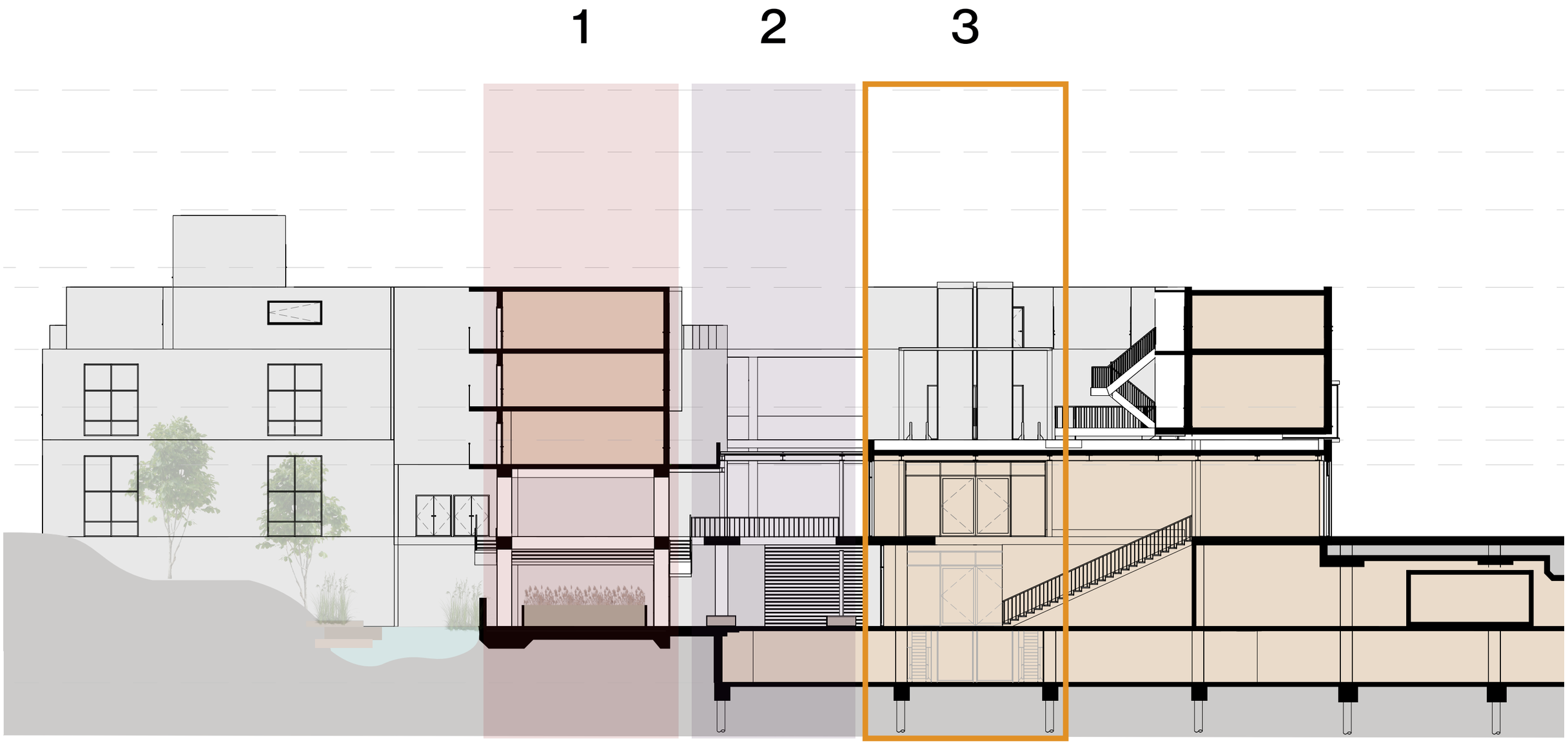
# DESIGN

## climate design summer extreme



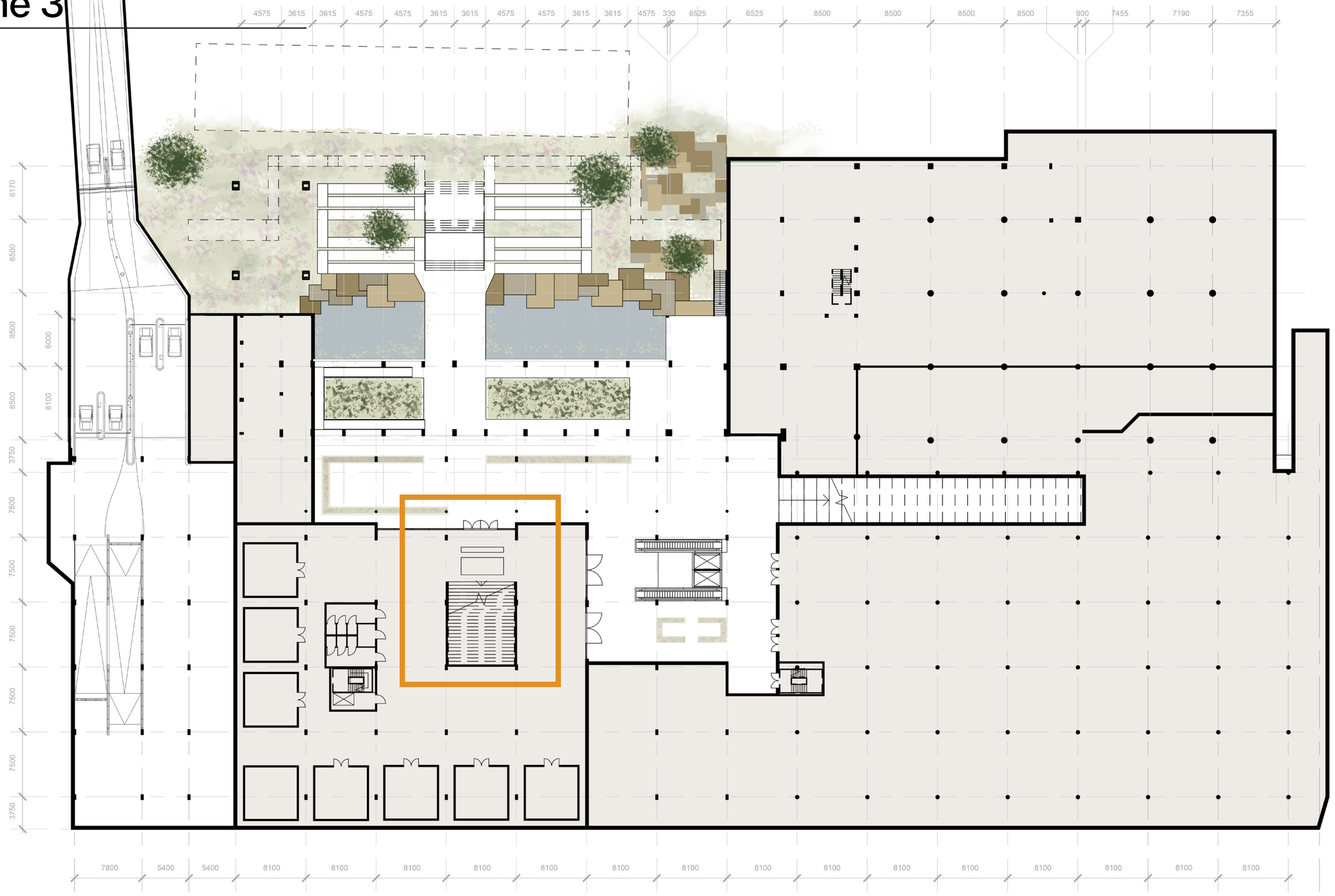
# DESIGN

## zone 3



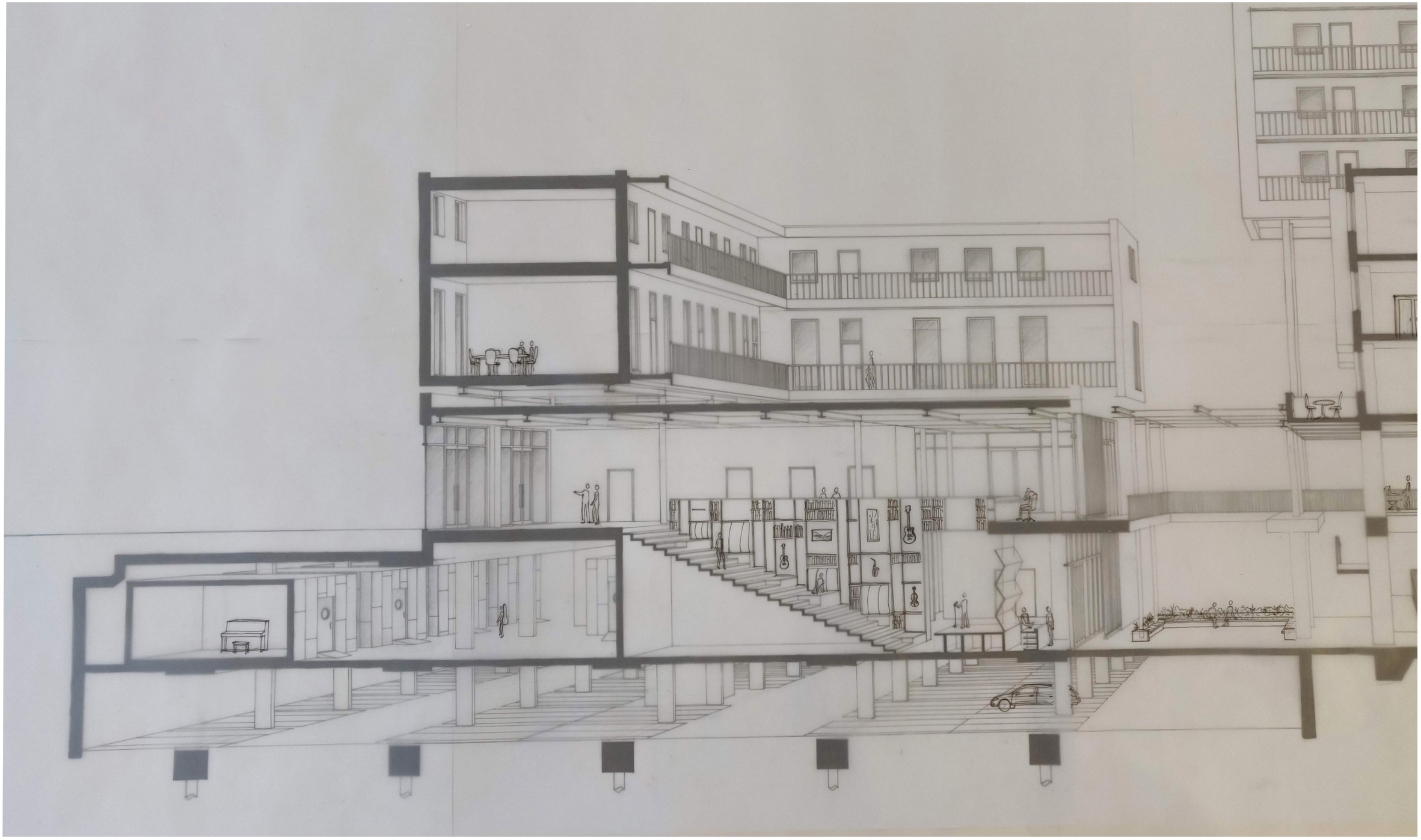
# DESIGN

## zone 3



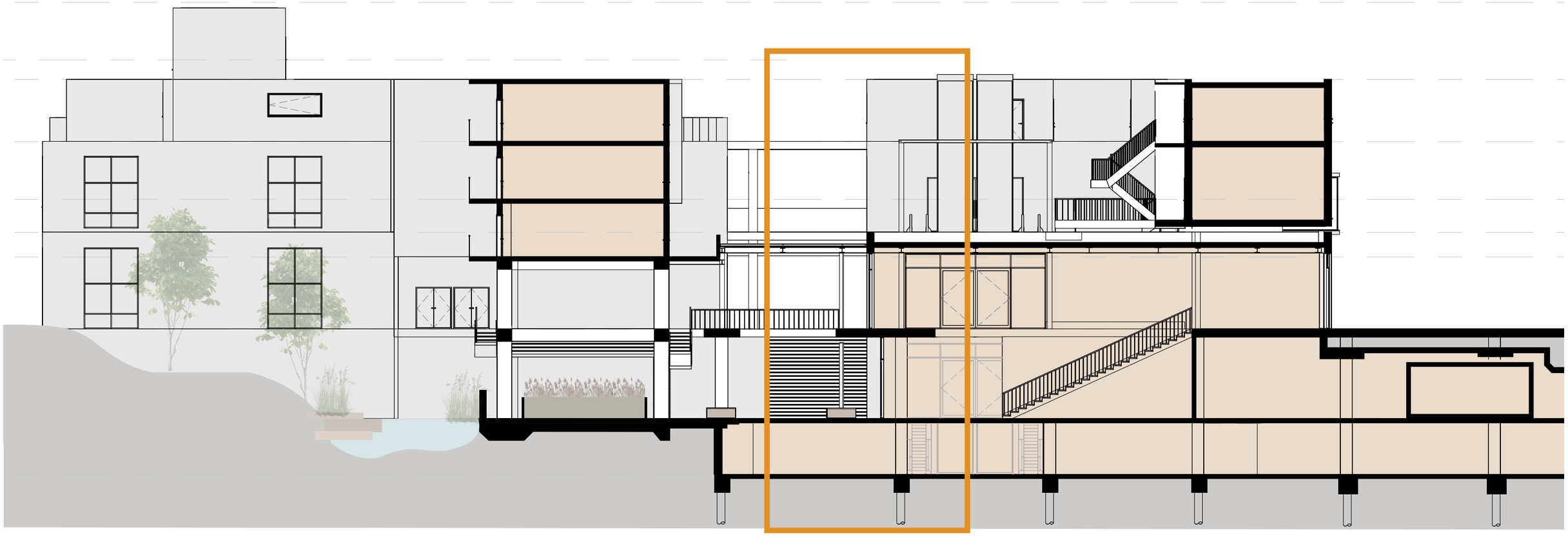
# DESIGN

## zone 3



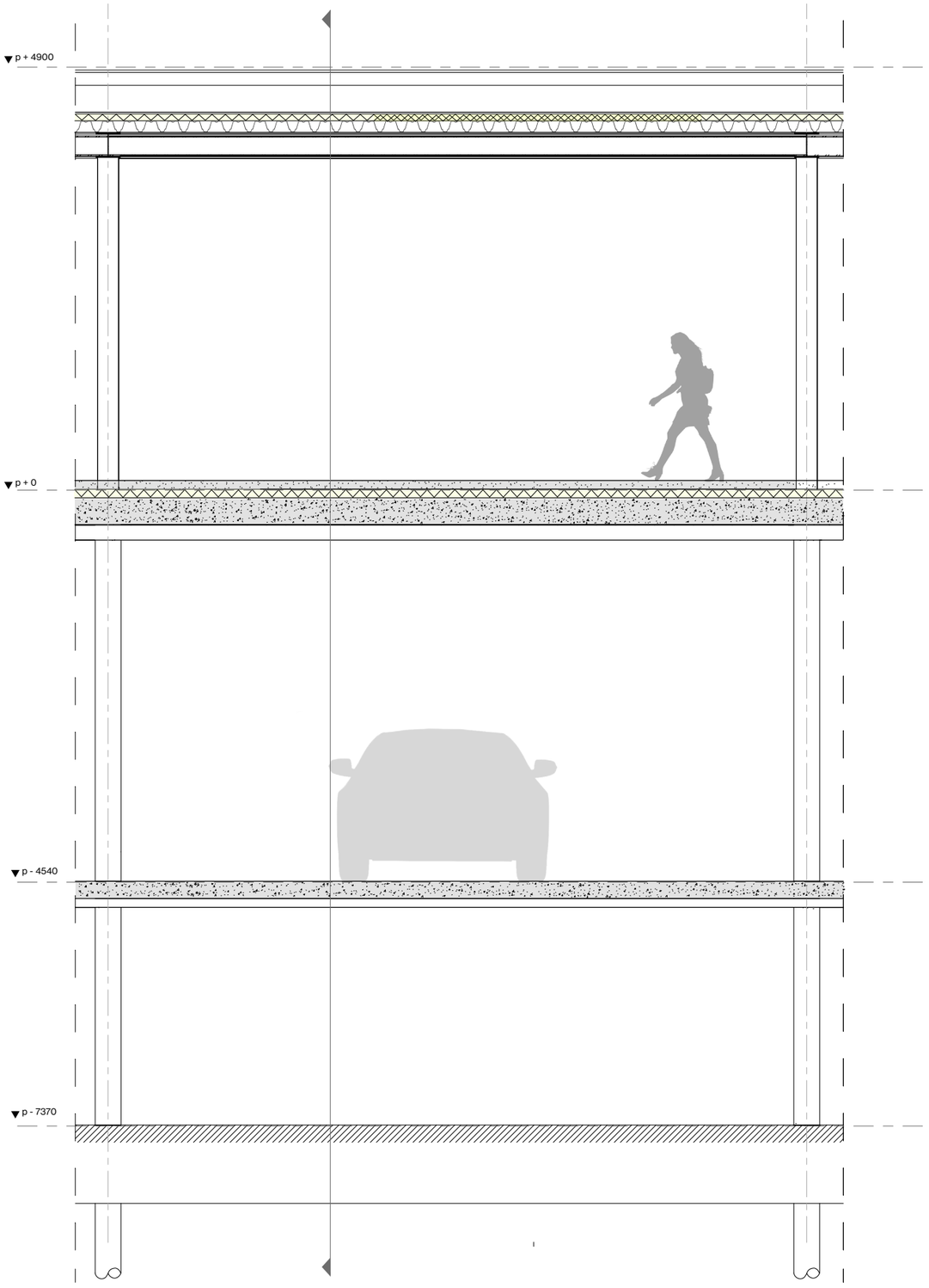
# DESIGN

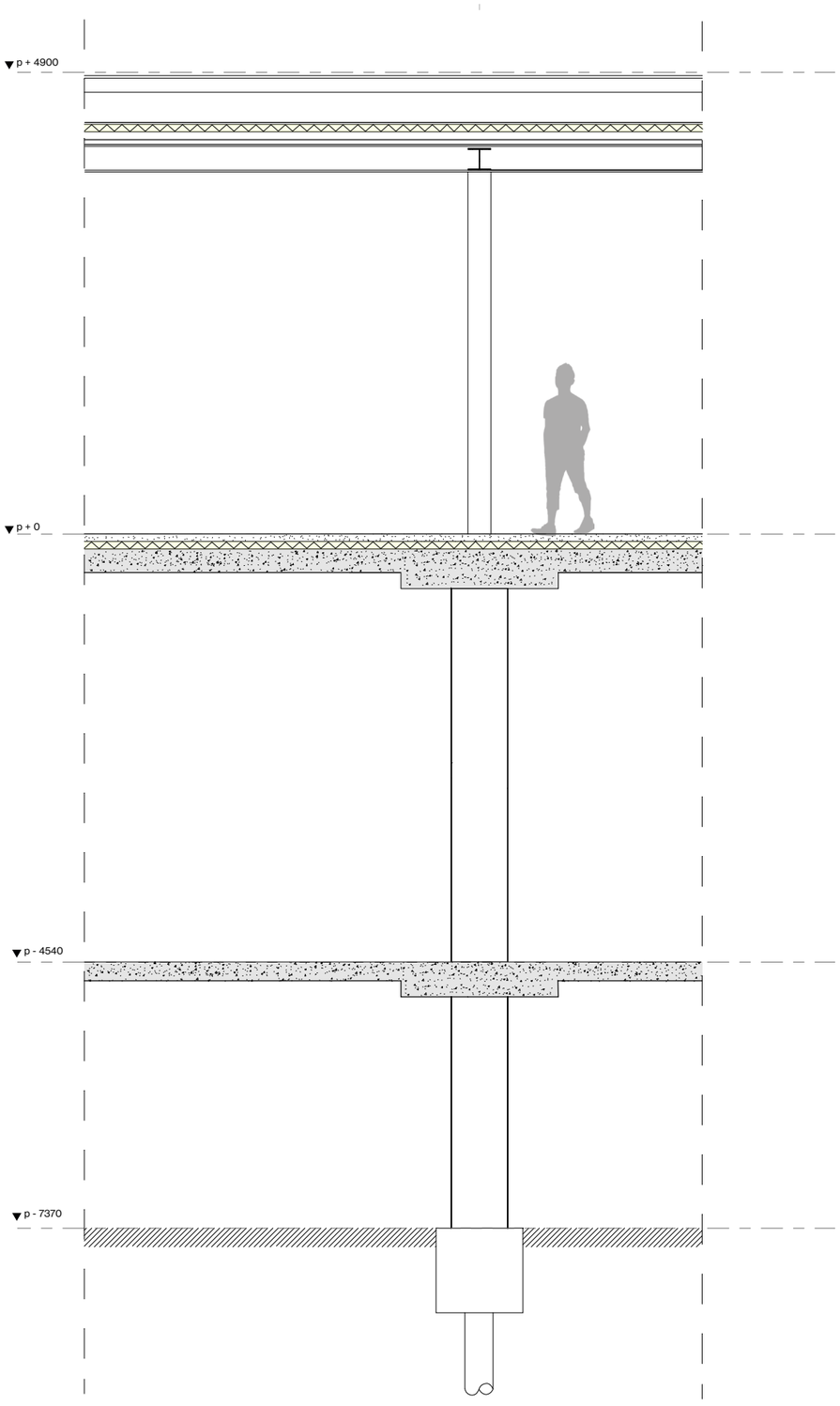
## zone 3



# DESIGN

## 1: 20 facade old



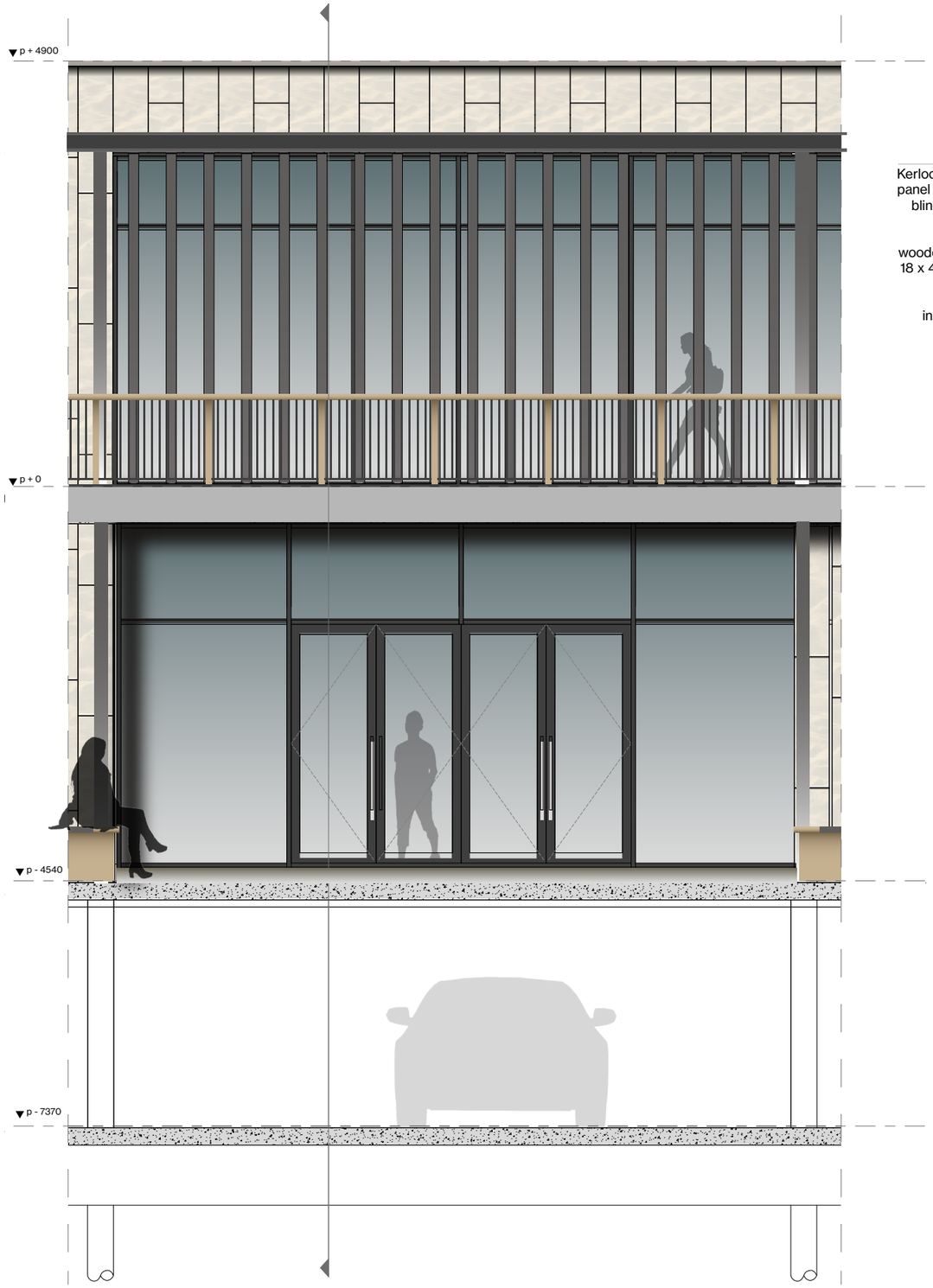



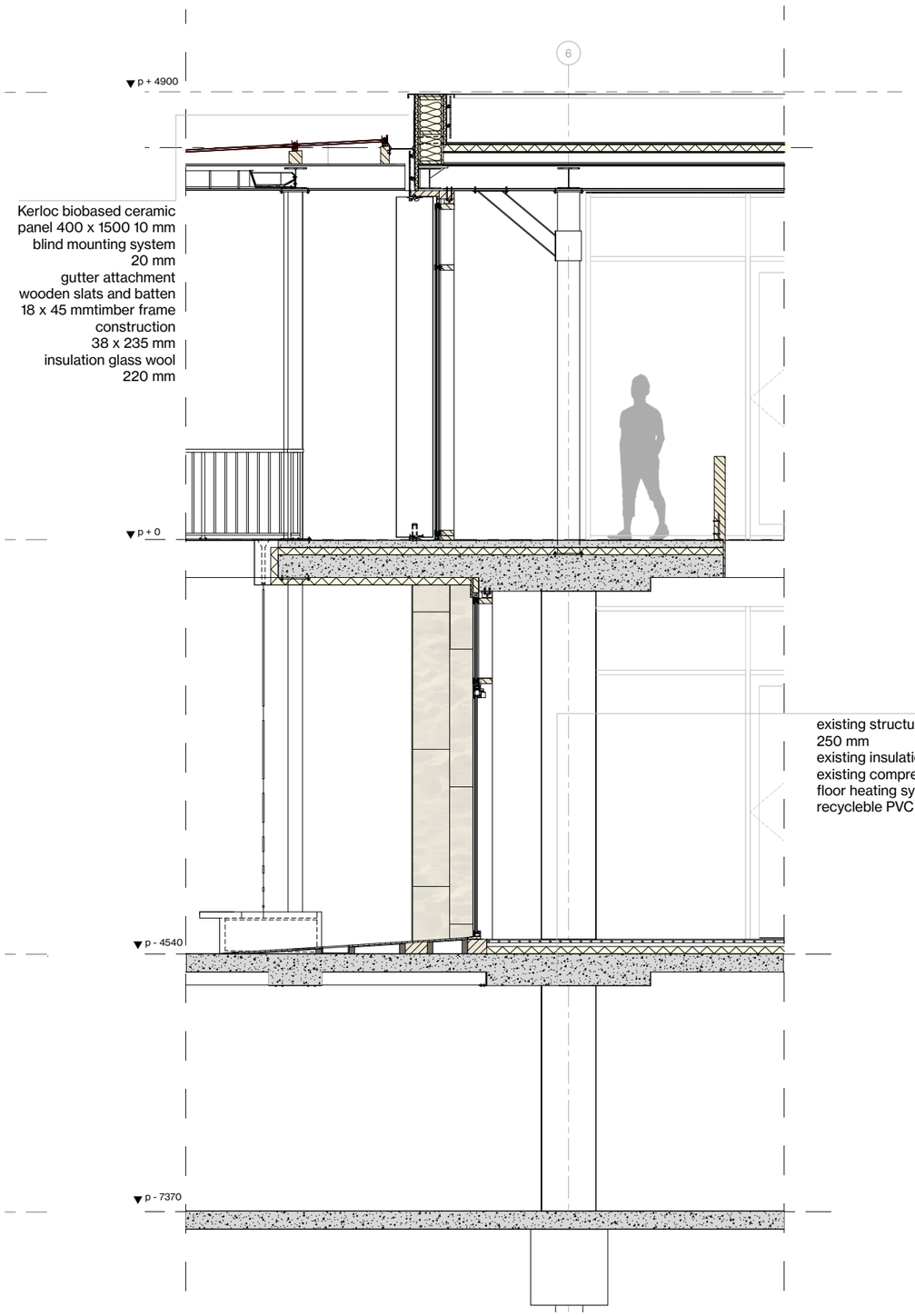
# DESIGN

## 1: 20 facade new

▲ Biobased ceramic facade panel

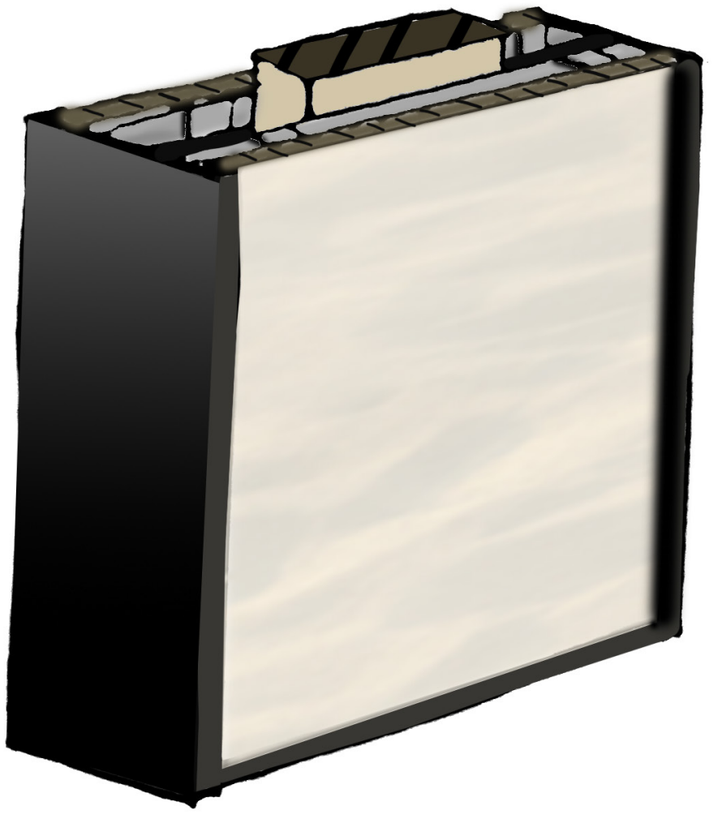
(Biobased bouwen, n.d.)



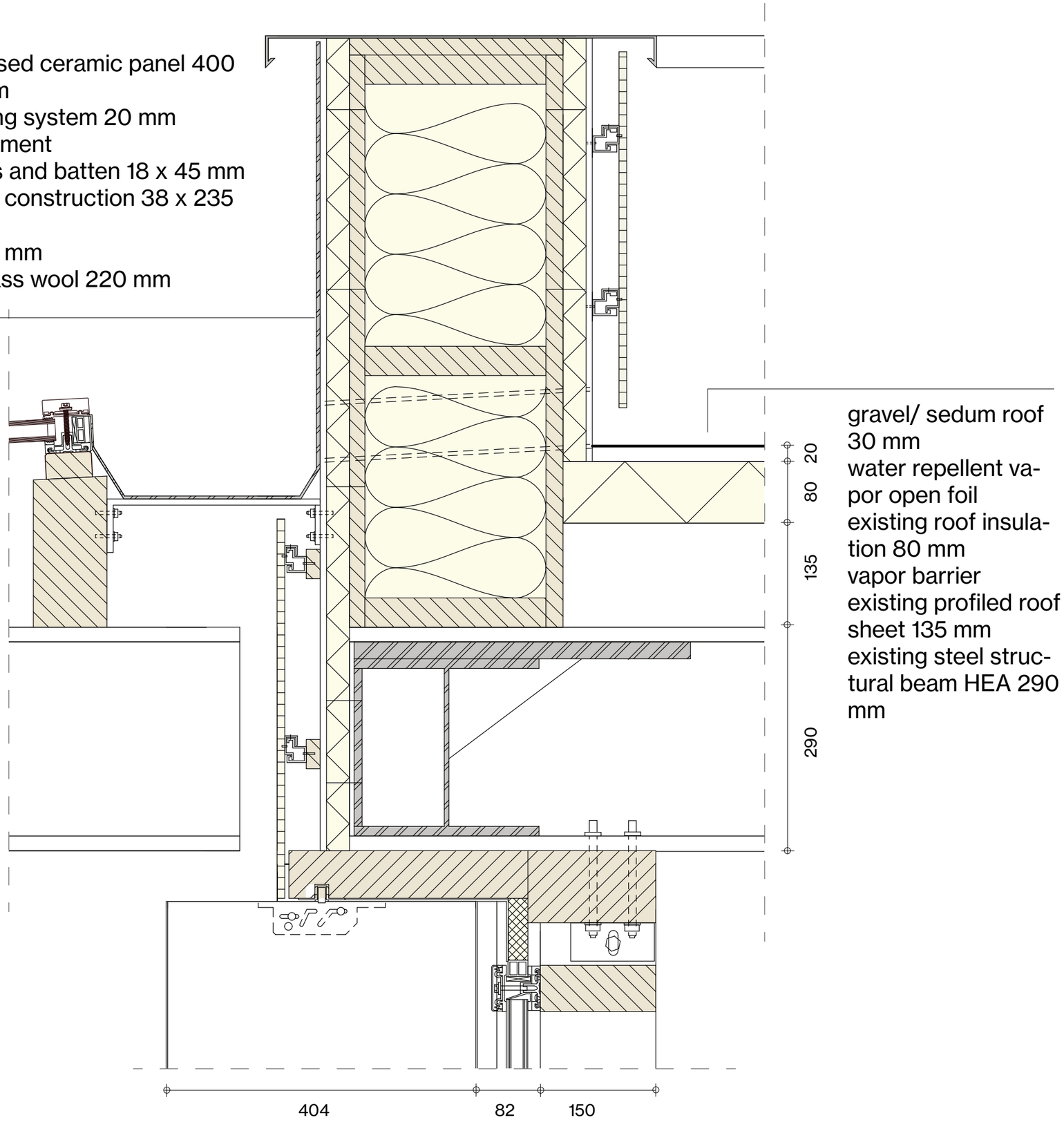



# DETAIL 1:5

## vertical roof



Kerloc biobased ceramic panel 400 x 1500 10 mm
blind mounting system 20 mm
gutter attachment
wooden slats and batten 18 x 45 mm
timber frame construction 38 x 235 mm
insulation 30 mm
insulation glass wool 220 mm

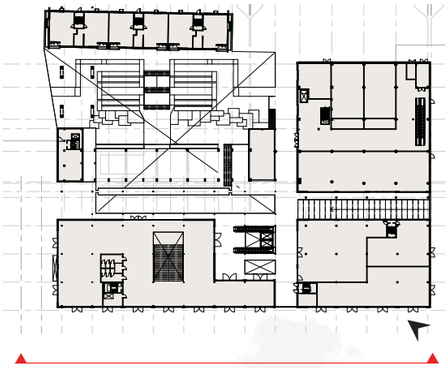



gravel/ sedum roof 30 mm
water repellent vapor open foil
existing roof insulation 80 mm
vapor barrier
existing profiled roof sheet 135 mm
existing steel structural beam HEA 290 mm

# AN INCENTIVE TO WANDER

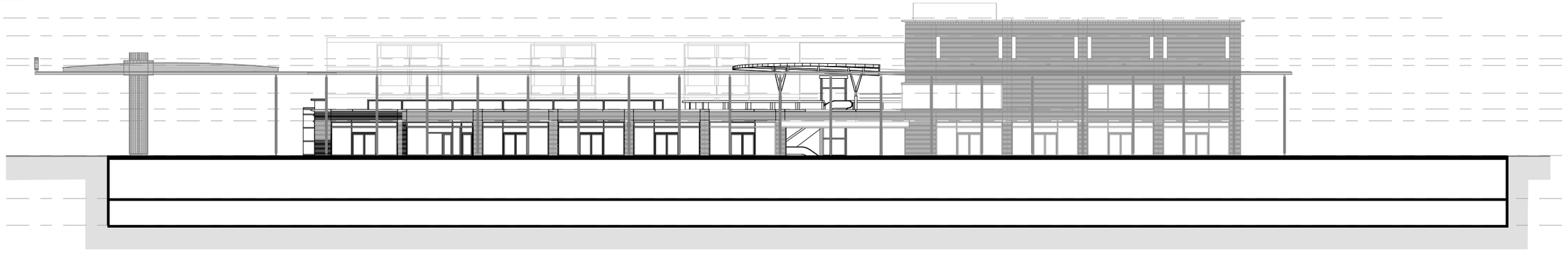
# DESIGN

## south west facade

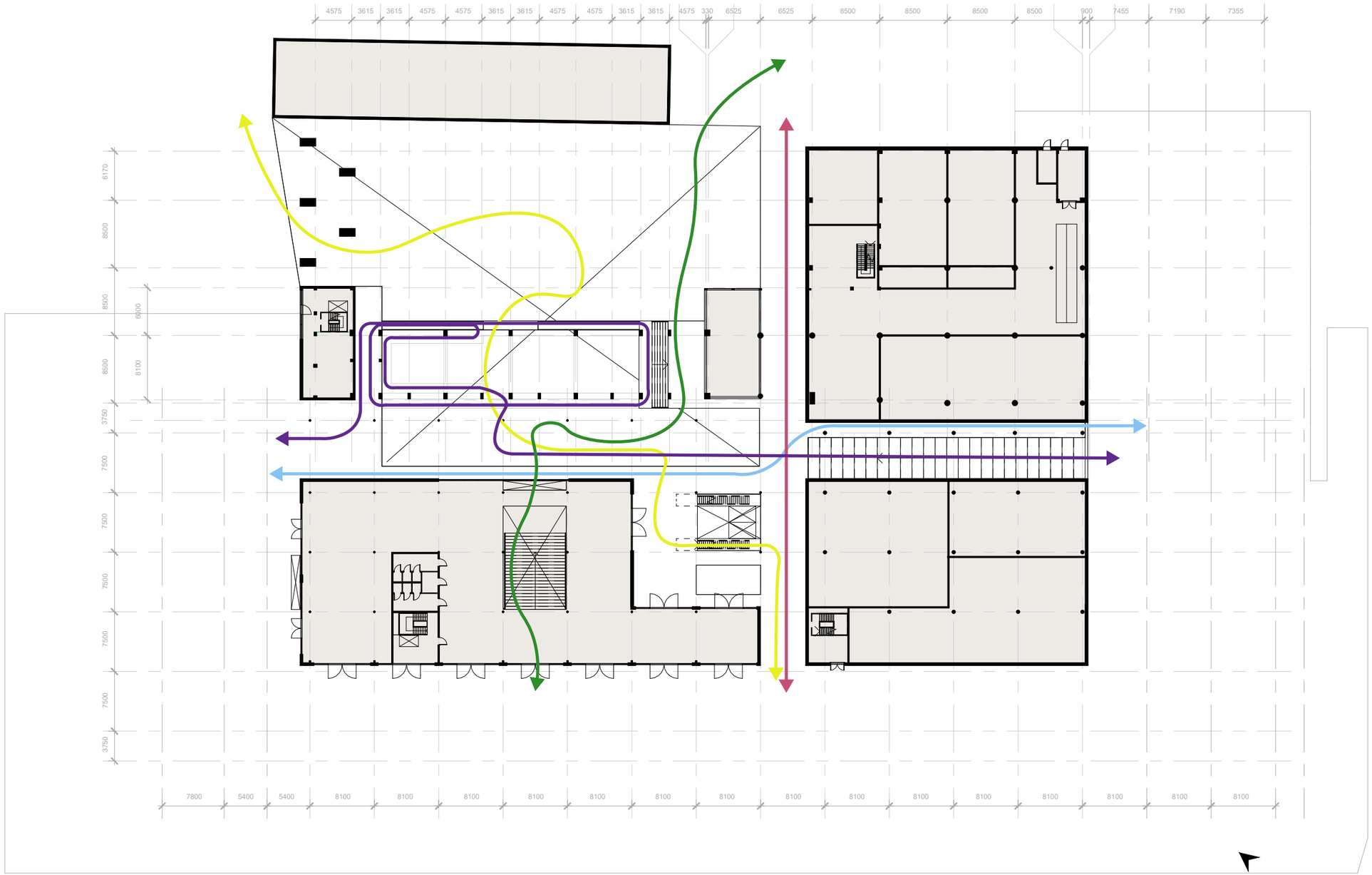


NEW

OLD

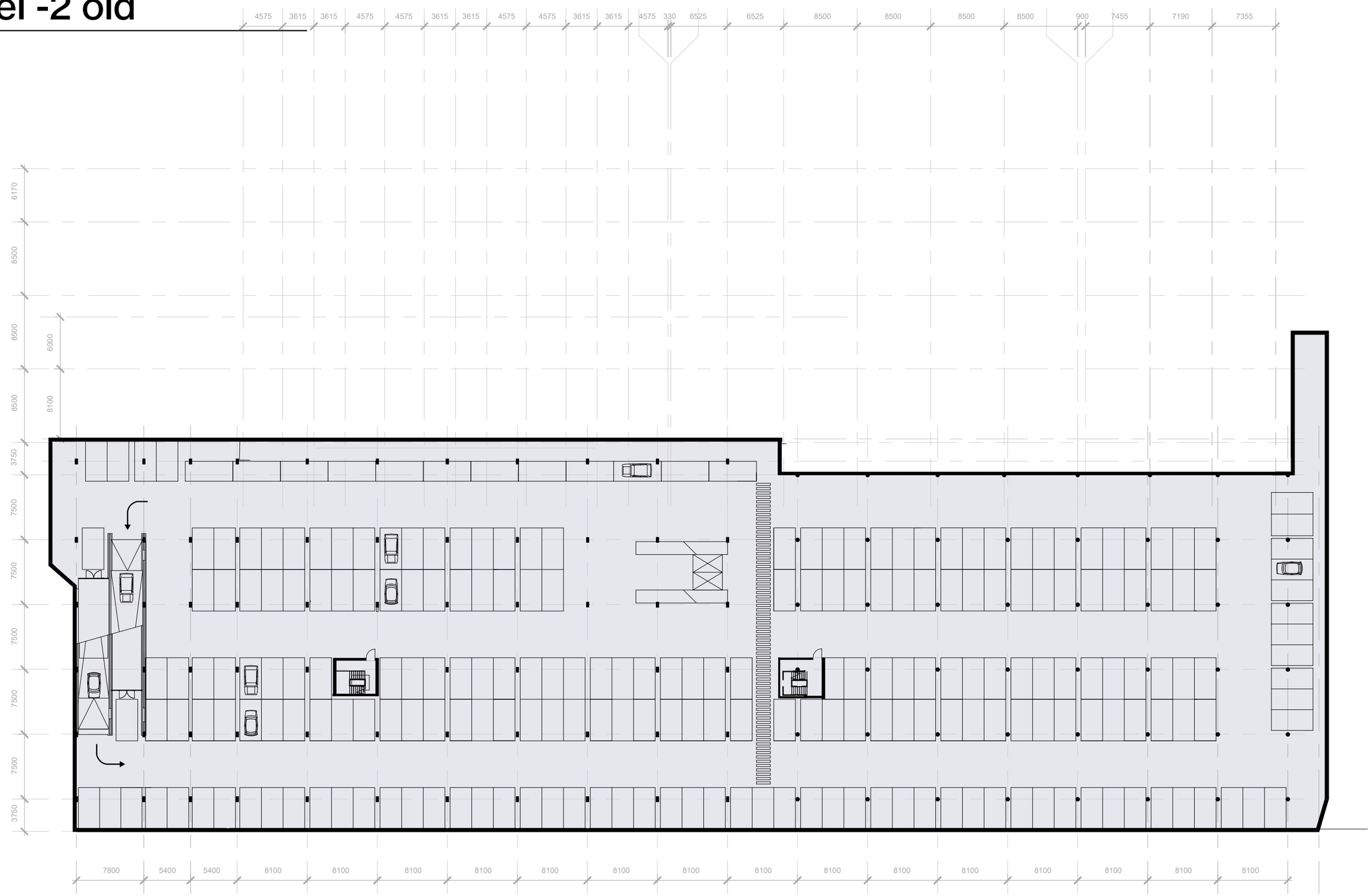


1:400


4575 3615 3615 4575 4575 3615 3615 4575 4575 3615 3615 4575 330 6525 6525 8500 8500 8500 8500 900 7455 7190 7355
6170 8500 8500 6000 8500 8100 3750 7500 7500 7500 3750
7800 5400 5400 8100 8100 8100 8100 8100 8100 8100 8100 8100 8100 8100 8100 8100 8100 8100

# DESIGN

## level -2 old

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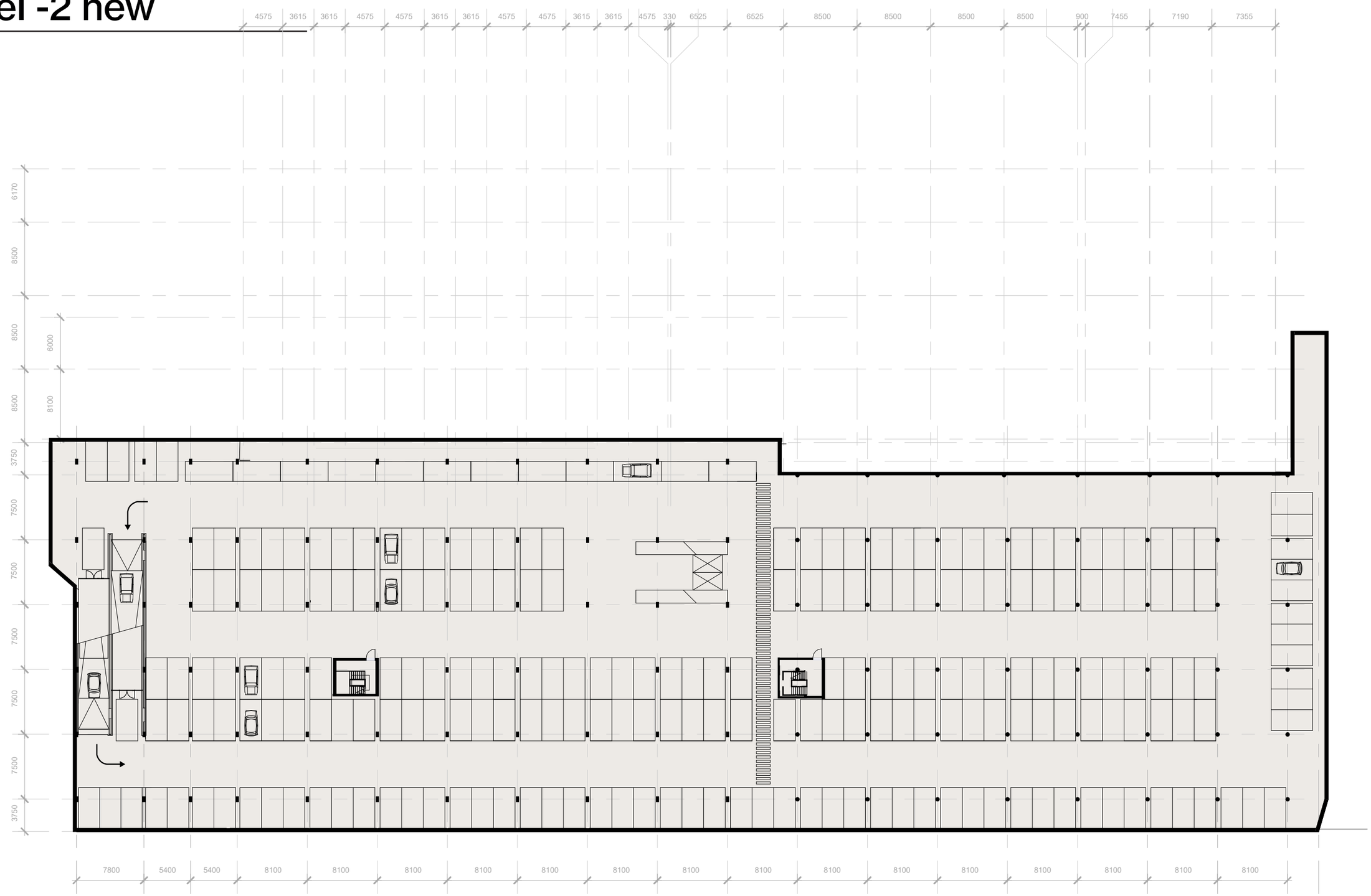
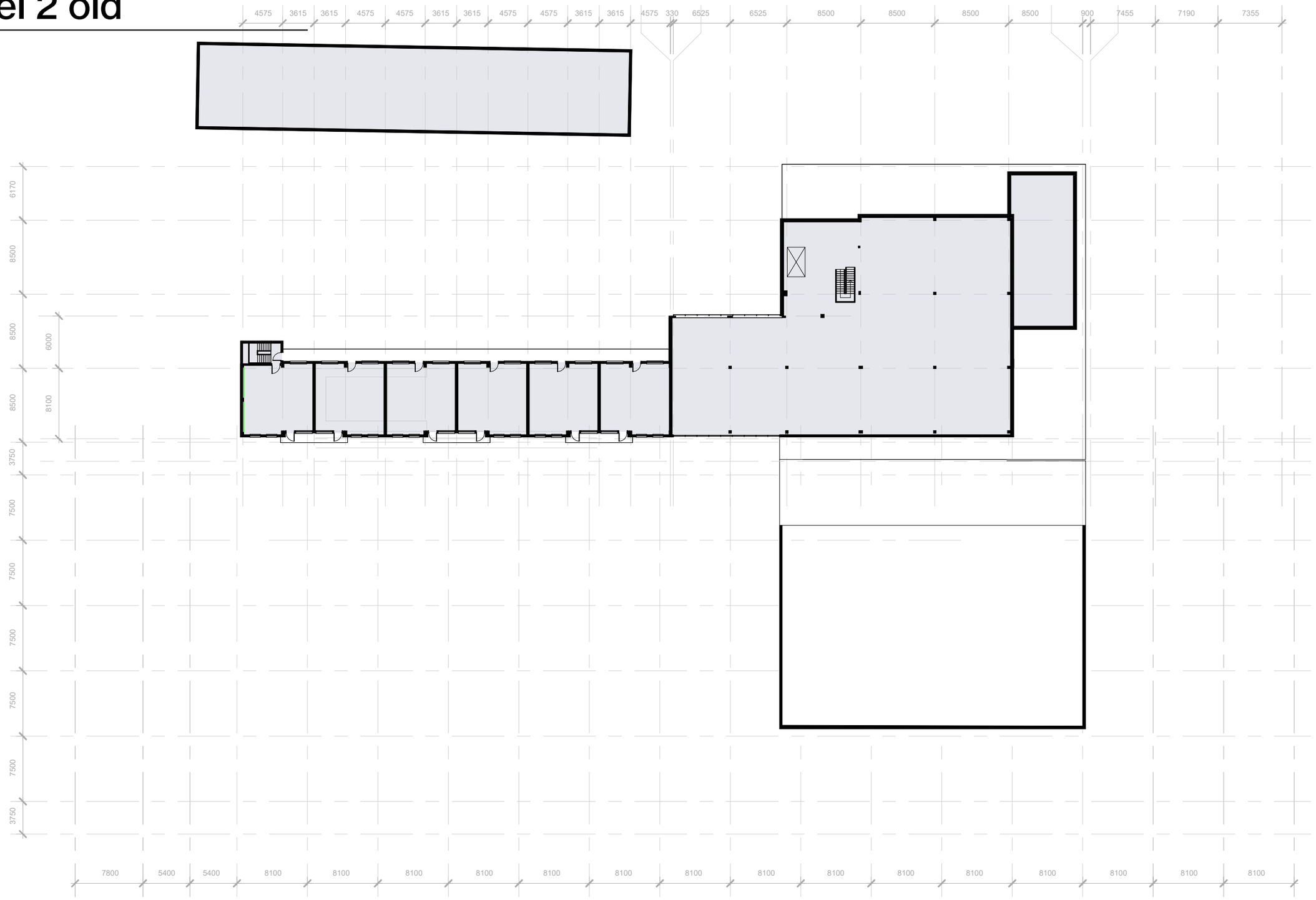
# DESIGN

## level -2 new



# DESIGN

## level 2 old



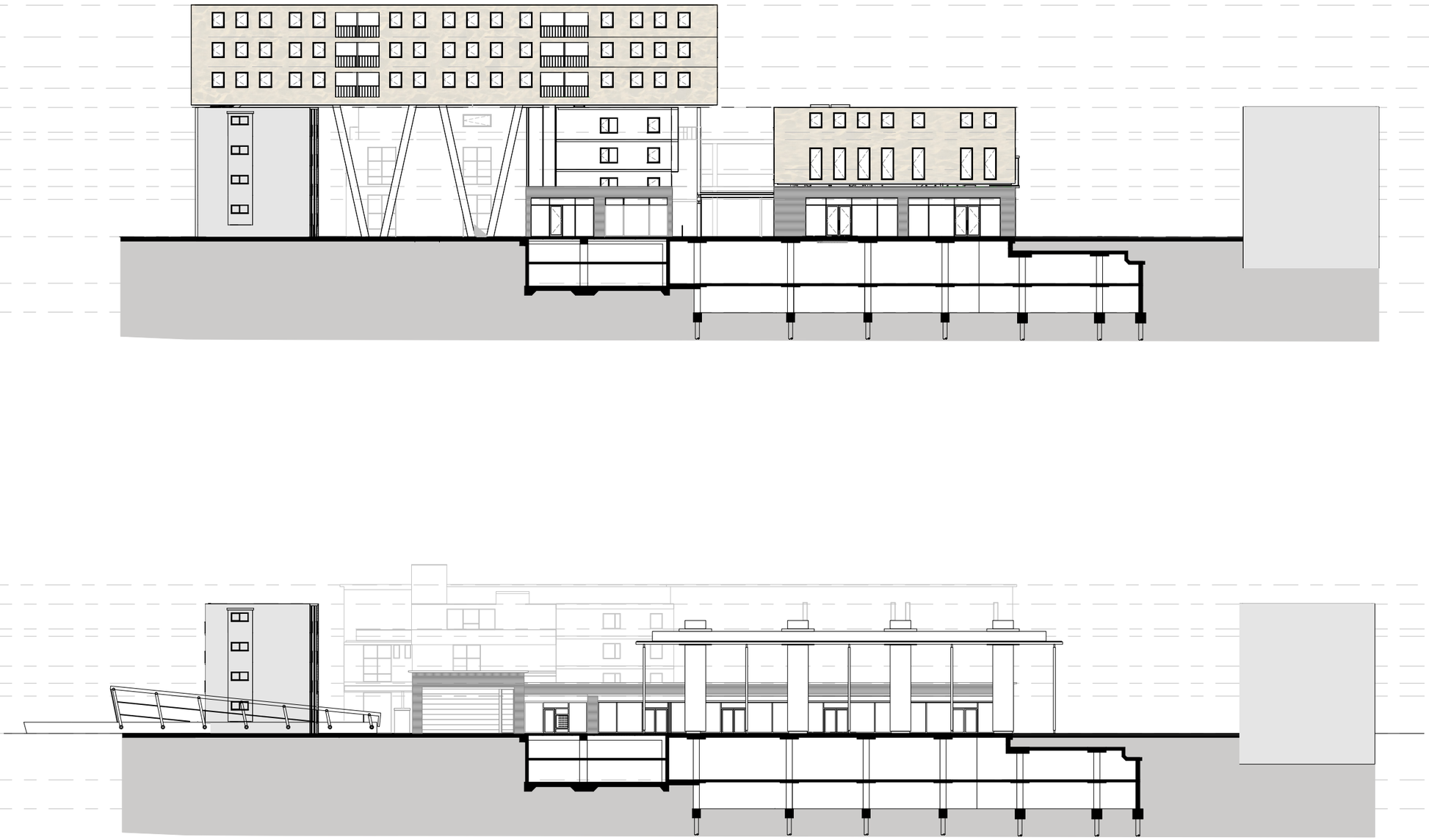

1:400

# DESIGN

## east facade

# DESIGN

## north west facade

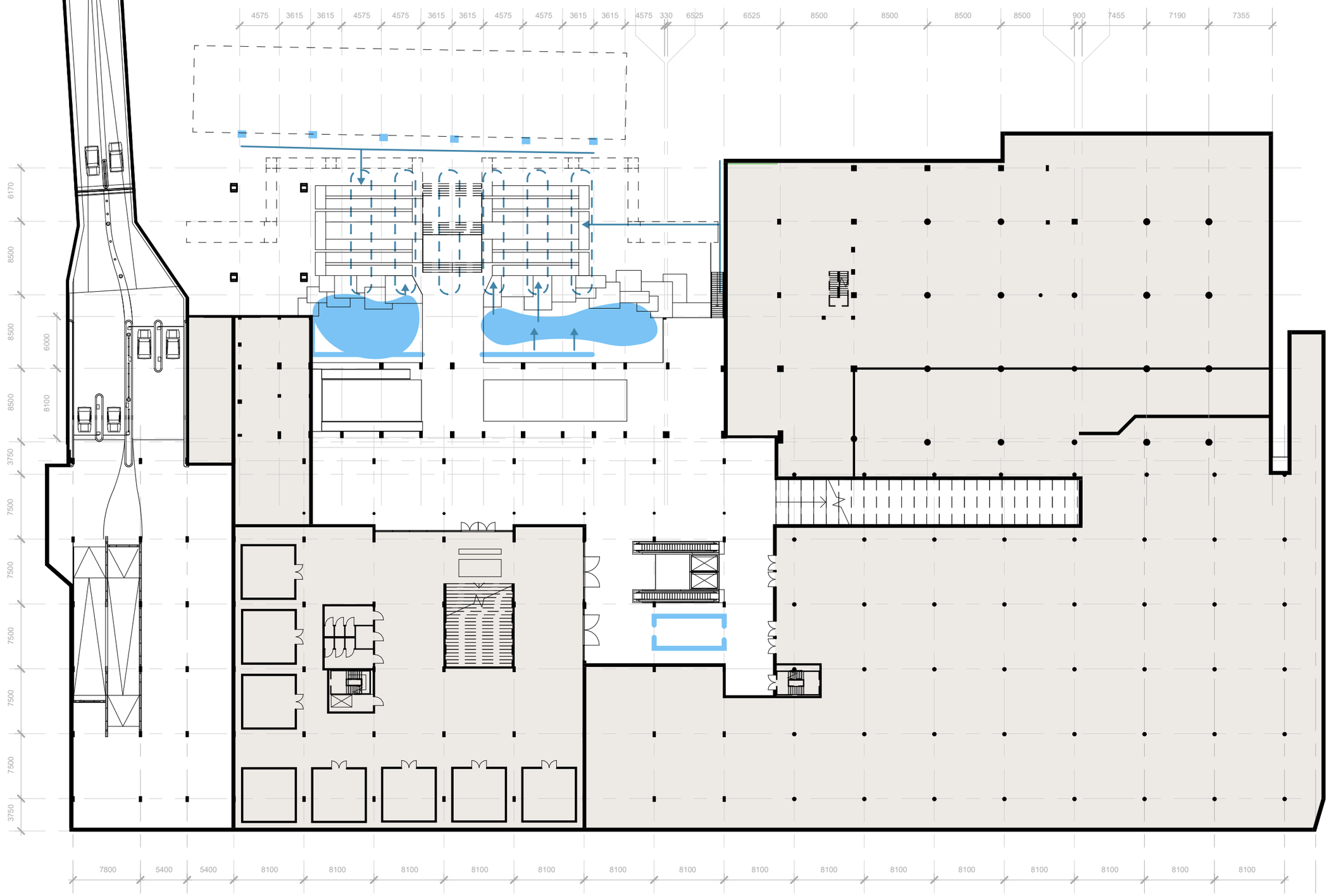


# DESIGN

## climate design water

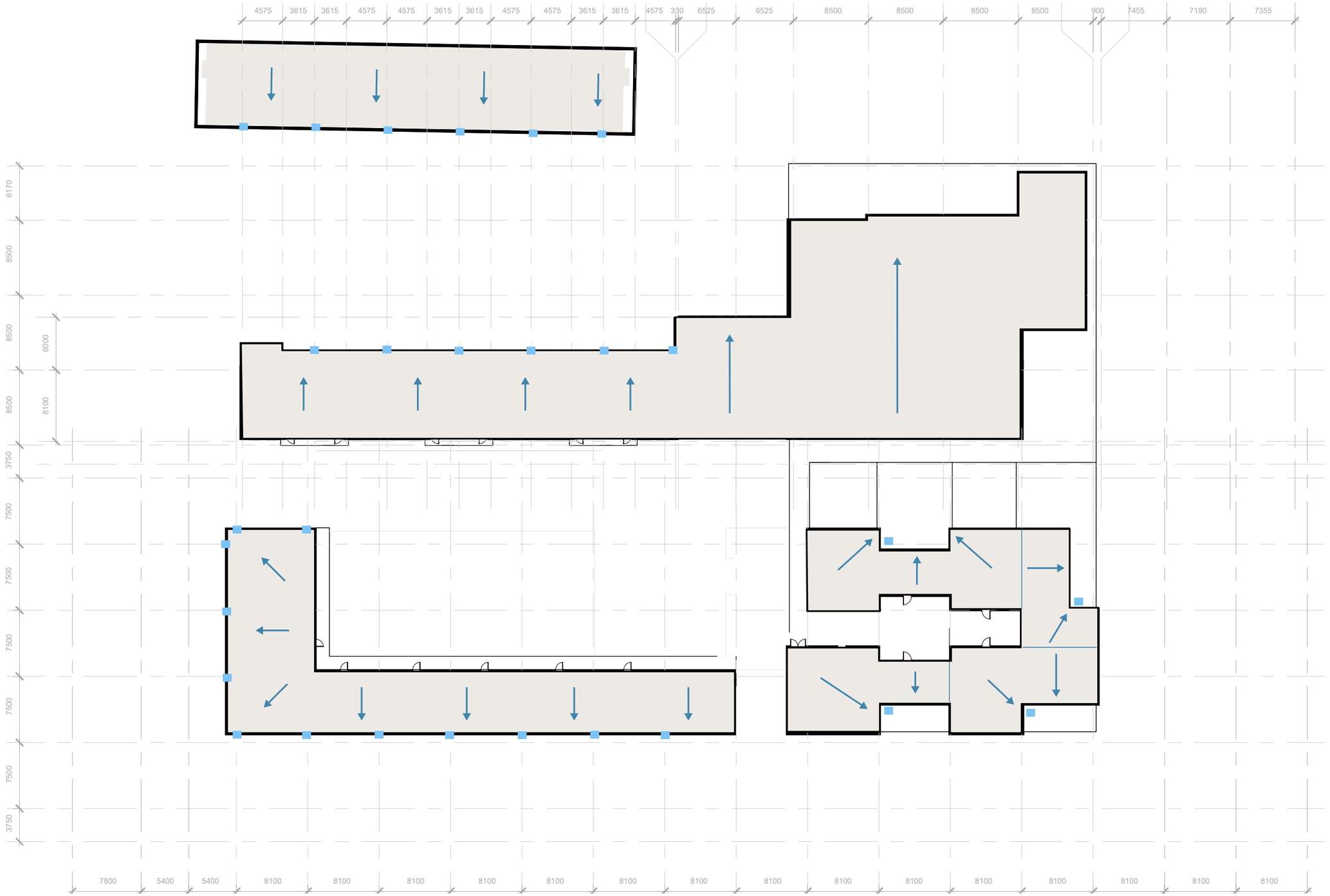
HELOFYTE FILTER
filters grey water

REUSE OF RAINWATER IN:
- watering greenery
- flushing toilets



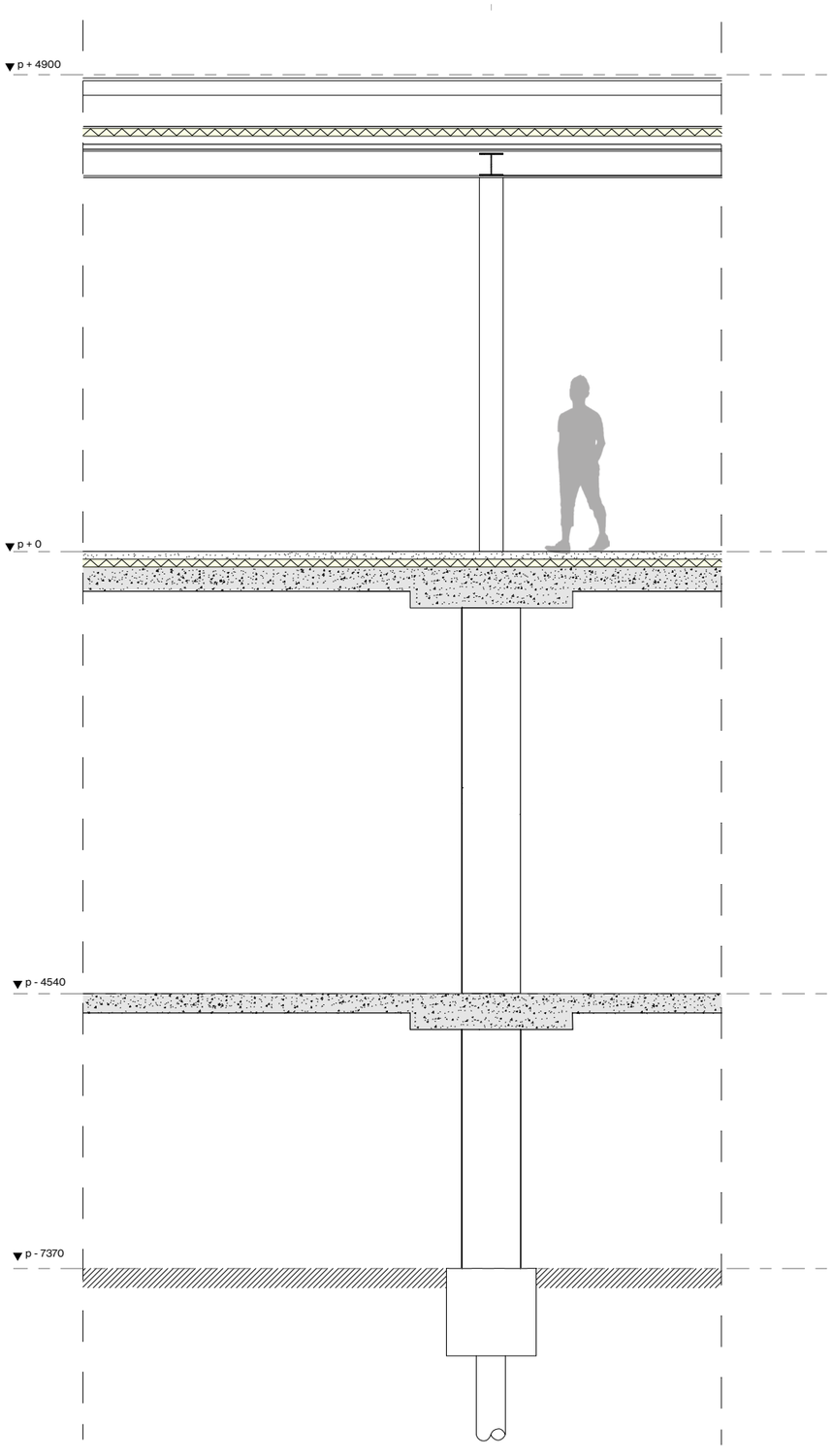
# DESIGN

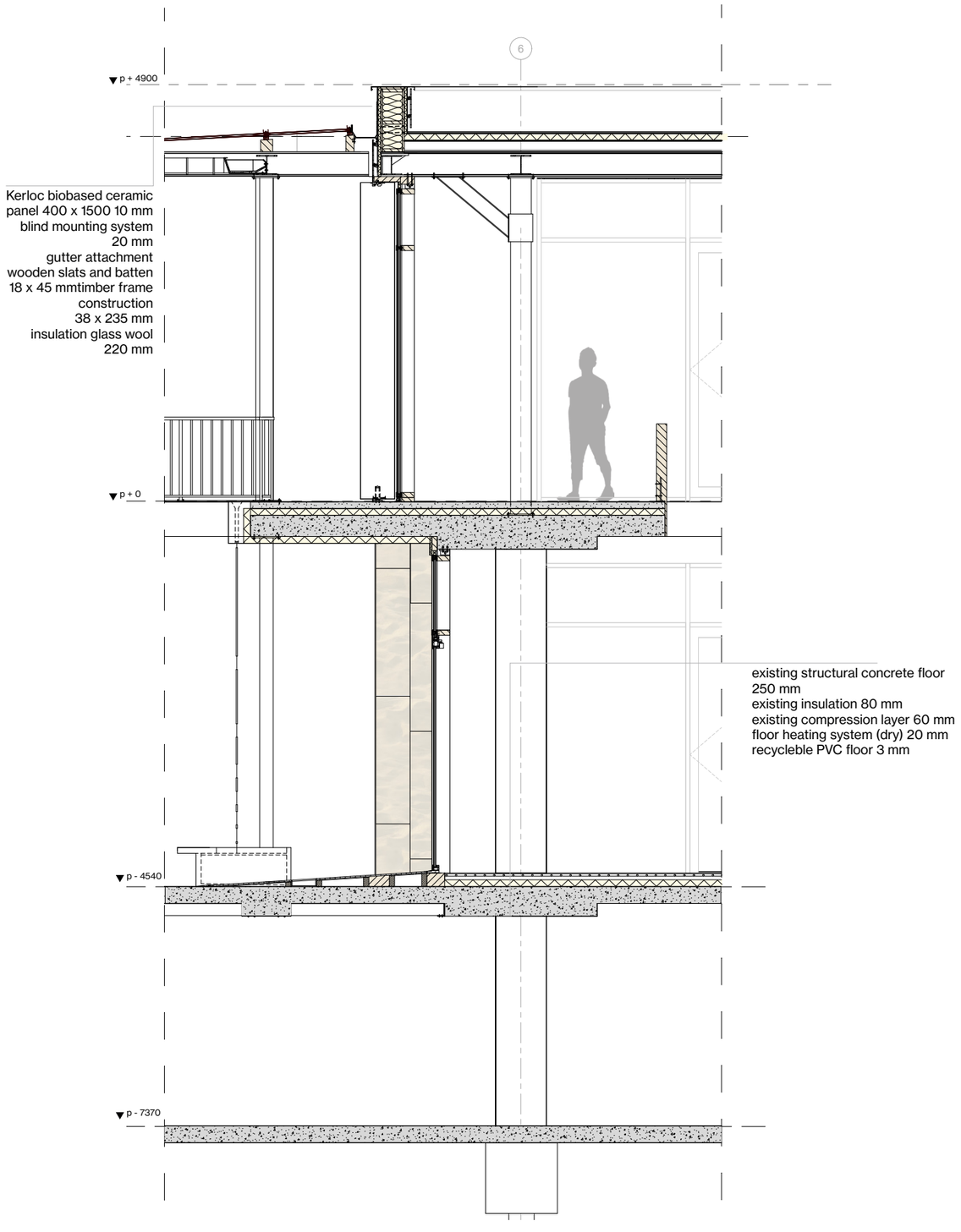
## climate design water



# DESIGN

## 1: 20 cutthrough

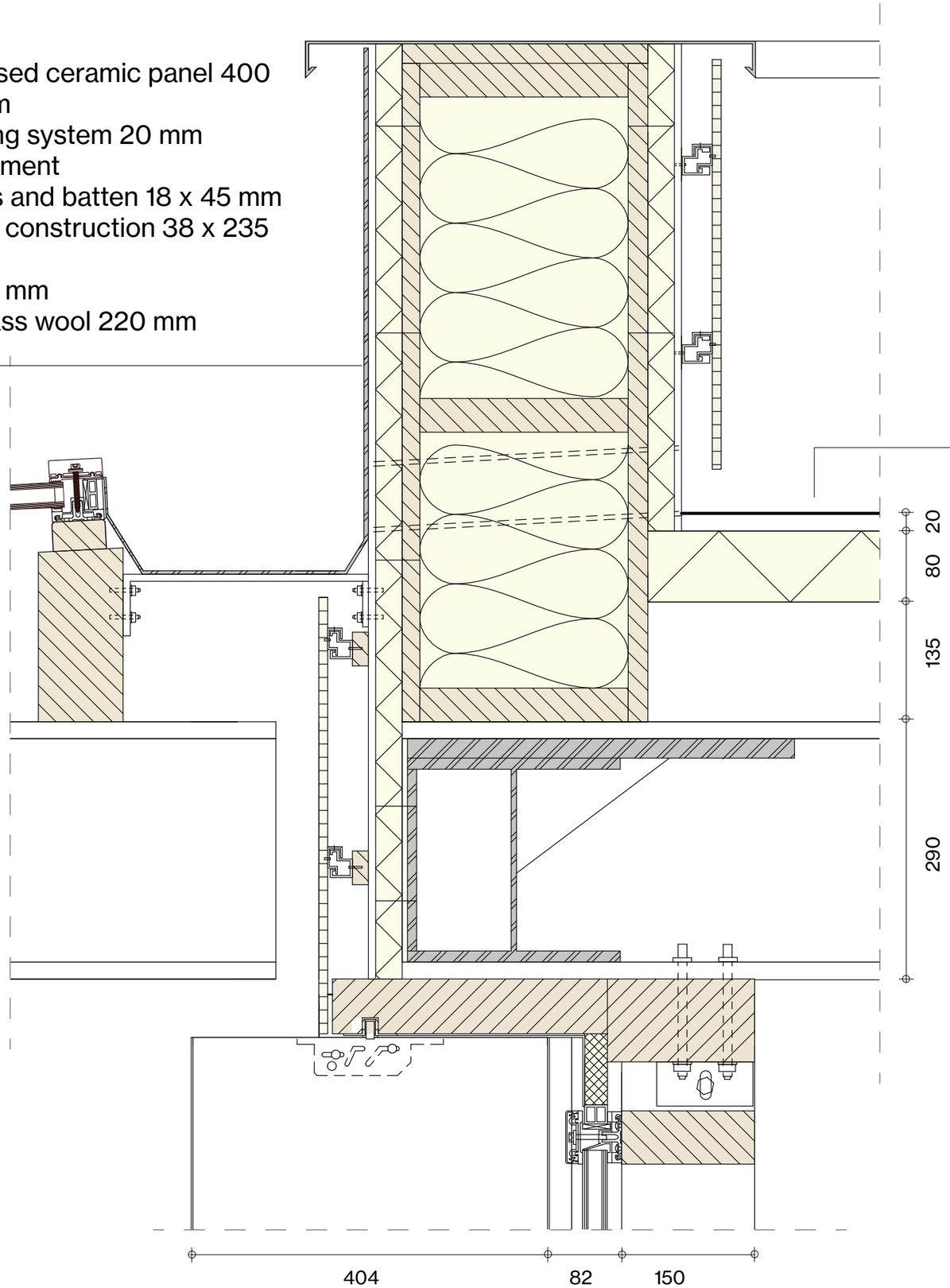


# DETAIL 1:5

## vertical roof

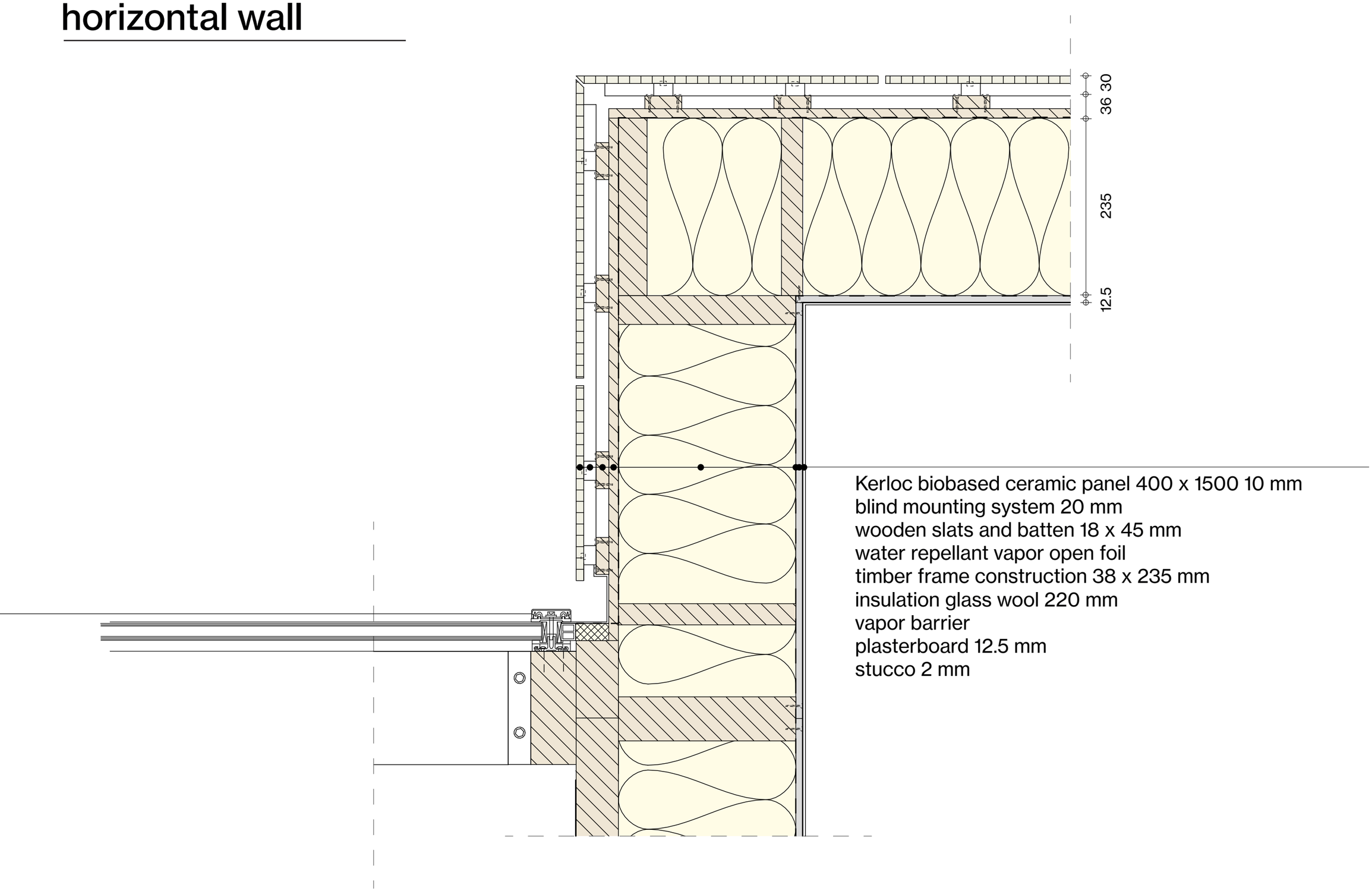
Kerloc biobased ceramic panel 400 x 1500 10 mm
blind mounting system 20 mm
gutter attachment
wooden slats and batten 18 x 45 mm
timber frame construction 38 x 235 mm
insulation 30 mm
insulation glass wool 220 mm




gravel/ sedum roof 30 mm
water repellent vapor open foil
existing roof insulation 80 mm
vapor barrier
existing profiled roof sheet 135 mm
existing steel structural beam HEA 290 mm

# DETAIL 1:5

## horizontal wall




Kerloc biobased ceramic panel 400 x 1500 10 mm
blind mounting system 20 mm
wooden slats and batten 18 x 45 mm
water repellant vapor open foil
timber frame construction 38 x 235 mm
insulation glass wool 220 mm
vapor barrier
plasterboard 12.5 mm
stucco 2 mm

# DETAIL 1:5

## vertical floor

existing structural concrete floor 250 mm
existing insulation 80 mm
existing compression layer 60 mm
floor heating system (dry) 20 mm
recycleble PVC floor 3 mm

pivoting system
vertical facade panels

water drainage overflow

23
60
80
400

# DESIGN

## 1: 20 cutthrough horizontal